



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes - Final Building Board of Appeals

Thursday, October 9, 2014

1:30 PM

City Hall, 301 E. Huron Street,
2nd Floor, Council Chambers

A CALL TO ORDER

B ROLL CALL

Staff: 6 - K. Larcom, R. Welton, L. Turner-Tolbert, R. Farrackand, A. Howard, D. Williams

Present: 4 - Samuel Callan, Paul Darling, Robert Hart, and Chair Kenneth J. Winters

C APPROVAL OF AGENDA

Approved unanimously.

D APPROVAL OF MINUTES

D1 [14-1471](#) Building Board of Appeals Meeting Minutes of September 11, 2014

Attachments: BBA Minutes Final 9-11-14.pdf

Approved by the Board with changes and forwarded to City Council.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 [14-1493](#) BBA14-0018 - 4th Show Cause for 3045 Springbrook, Ann Arbor, MI 48108

Attachments: Packet for 4th Show Cause for 3045 Springbrook.pdf

Vince Farougi, attorney for property owner, and Cheryl Smith, daughter of property owner appeared for the Show Cause and gave updates. A contractor was scheduled to inspect but is unclear as to whether this occurred. R. Welton described the poor state of the property. K. Winters described the imminent collapse of the structure. The accessory structure is also an attractive nuisance.

P. Darling moves that in the Show Cause Hearing of BBA14-0018 concerning the building at 3045 Springbrook, Ann Arbor, MI, the Board of Appeals finds that the building is a dangerous building as defined in Chapter 101 of the Ann Arbor City Ordinance and that the owner shall cause the building to be demolished or otherwise be made safe. The owner shall commence the necessary work by contacting the Building Official by November 15, 2014 regarding requirements for obtaining necessary permits and shall complete the work by December 15, 2014, unless otherwise extended by the Building Official for the purposes of compliance. If the owner fails to comply with this order then the City will cause the building to be

demolished. This order is based on the following findings: that the building is fire damaged and deteriorated to a degree of collapse, abandoned and beyond reasonable repair and or salvage as shown in submitted photographs to the board and as attested to by the Building Official in a recent inspection. This motion is for the primary structure.

Approved unanimously.

F OLD BUSINESS

R. Welton gave updates on various properties.

3680 Platt is currently being demolished by the owner.

2893 Parkwood - the basements walls should be finished shortly. No word on roof contractor.

143 Hill - he has been told there has been progress but owner would not allow him in. No porch repair has been done. Property owner is in default of the previous motion. The first requirements of the motion have not been met. If the first and second requirements are not met in the next 30 days, then the building should be ordered demolished.

R. Welton discussed time deadlines in general. The deadlines are not always working well for those in the field. Suggests either couching motions to extend deadlines or allowing discretion of Building Official to extend deadlines if property owners are making good faith effort to meet the deadlines. Board concurs.

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

I PUBLIC COMMENTARY - GENERAL

J ADJOURNMENT

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42663 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104, at least two (2) business days in advance. Email: ahoward@a2gov.org