



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
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**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON FEBRUARY 13, 2014**

January 14, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Coghlan Properties, LLC
c/o Michael T. Coghlan, Resident Agent/Member
2849 Fairway
Saline, MI 48176

Re: 2434 Pinecrest Avenue, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-403-013

Dear Coghlan Properties, LLC and Mr. Coghlan:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **February 13, 2014, at 1:30 p.m.** on the 2nd floor City Council Chambers in the

Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Lot 54, Pittsfield Park No. 4, as recorded in Liber 11 of Plats, Page(s) 24,
Washtenaw County Records

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.
If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosures

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney