



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, March 13, 2014

1:30 PM City Hall, 301 E. Huron Street, 2nd Floor, Council Chambers

A CALL TO ORDER

B ROLL CALL

A. Howard called the Roll.

Staff Present:

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

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

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 [14-0262](#) Building Board of Appeals Meeting Minutes of February 13, 2014

Attachments: BBA Final Meeting Minutes for 2-13-14.pdf

The minutes were **Approved by the Commission and forwarded to City Council**

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F OLD BUSINESS

F1 [14-0250](#) BBA13-0005 1620 Waltham Road, Ann Arbor, MI 48103

Attachments: Show Cause 1620 Waltham.pdf, Show Cause Hearing 1620 Waltham 2-13-14.pdf

R. Welton provided an update for 1620 Waltham Road. There has not been much activity since the last meeting. Discussion followed regarding options that can be taken to proceed with demolition or postpone.

A motion was made by R. Hart that in the matter of the case of Show Cause Hearing for BBA13-0005, concerning the building at 1620 Waltham Road, Ann Arbor, Michigan, owned by Robert J. Palmer and Heather H. Palmer, the BBA tables this matter until the Board's next meeting on April 10, 2014, which the owner is notified to appear for a Show Cause Hearing if deemed necessary by the Building Official.

The motion was seconded by S. Callan.

On a voice vote, the Chair declared the motion carried unanimously.

F2 [14-0251](#)

BBA13-0007 836 Brookwood Place, Ann Arbor, MI 48104

Attachments: Show Cause 836 Brookwood.pdf, Show Cause Hearing 836 Brookwood 2-13-14.pdf

L. Turner-Tolbert reported that contact has been made by a contractor to pull permits for the building but the only permit that has been pulled has been for a sump pump.

R. Welton described the last known condition of the property.

A motion was made by R. Hart that in the matter of the case for Show Cause Hearing for BBA13-0007, concerning the building at 836 Brookwood, Ann Arbor, Michigan, owned by Gordon Otto Larsen, the BBA finds that the building is a dangerous building as defined in Chapter 101 of the Ann Arbor Code of Ordinances and that the owner shall cause the building to be demolished or to be otherwise made safe. The owner shall commence the necessary work by contacting the Building Official by March 20, 2014 regarding the requirements to obtain the necessary permits and to pull said permits at that time with work to be completed within 60 days. If the owner does not comply with this order the City will cause the building to be demolished. The order is based on the following findings: that there is a collapsing sun room, structurally compromised foundation, a collapsing front porch, the building is vacant and that there are significant roof penetrations.

The motion was seconded by S. Callan.

On a voice vote, the Chair declared the motion carried unanimously.

F3 [14-0419](#)

BBA 13-0006 2365 Pinecrest Ave., Ann Arbor, MI 48104

Attachments: Show Cause 2365 Pinecrest.pdf, Motion for 2365 Pinecrest.pdf

R. Welton and the realtor, J. Fisher, gave an update on the ownership of the property and the steps that will be taken after ownership has been retained by the bank. The judge will sign off on April 12th on ownership. After bank has possession, a determination will be made to demolish or rehab.

A motion was made by R. Hart that in the matter of the case of Show Cause Hearing for BBA13-0006, concerning the building at 2365 Pinecrest, Ann Arbor, Michigan, the BBA tables this matter until May 8, 2014, at which time the owner is asked to appear at a show cause hearing deemed necessary to determine the demolition.

The motion was seconded by S. Callan.

On a voice vote, the Chair declared the motion carried unanimously.

F4 [14-0416](#)

BBA 13-0012 2434 Pinecrest, Ann Arbor, MI 48108

Attachments: 2434 Pinecrest - Feb Notice and Order.pdf, Show Cause Hearing 2434 Pinecrest

This matter was removed from the Agenda as it was addressed in the last meeting.

NEW BUSINESS

Proposal to CTN for Taping BBA Meetings

L. Turner-Tolbert proposed that the Board move forward with a request to televise and record BBA meetings. BBA supports this request and L. Turner-Tolbert will move forward with the proposal to be submitted to the City Administrator

REPORTS AND COMMUNICATIONS

PUBLIC COMMENTARY - GENERAL

ADJOURNMENT

Adjourn

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