



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
www.a2gov.org
1-734-794-6263

STAFF REPORT

DATE: 3-15-2016

TIME: 9:00 AM

LOCATION: 827 EAST UNIVERSITY STREET, ANN ARBOR

BUILDING OFFICIAL: PETER PACE

CITY ORDINANCE/COMMENTS

- **8:381. - Dangerous building, prohibitions.** It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in [section 8:382](#). All such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter. In addition to the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from a violation of this chapter.

The following issues were discovered upon our onsite inspection of the property.

- Property has been vacant since before January 2013.
- Neighbor complaints of infestation and disrepair
- Garage/shed lock unsecure, possible harboring of vagrants.
- Property is overgrown.
- Debris and litter strewn through back yard into alley way.
- House needs to be repainted
- Fence damaged and collapsing
-

Recommendations

The property has repairs of concern. I recommend the garage be secured from the public, the fence repaired, overgrowth of vegetation removed off the house. The property should meet the city ordinance of occupancy. Must not be vacant for more than 180 days. Repairs should be completed within 30 days from this hearing.

Thank you,

Peter Pace, Assistant Building Official
City of Ann Arbor



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Cstrong@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON MARCH 18, 2016**

March 11, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Andrew L. Fanta
P.O. Box 4300
Ann Arbor, MI 48106-4300

Re: 827 East University Av., Ann Arbor, Michigan
Parcel Identification Number 09-09-33-203-017

Dear Mr. Fanta:

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 buildings that you own and/or have an interest in at the above-referenced address are dangerous buildings, as defined in Section 8:382 of the Ann Arbor City Code. Your buildings were 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 buildings or to otherwise make them 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 **March 18, 2016, 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 buildings at the above-referenced address, which is more specifically described as follows:

S. ½ LOT 5 BLOCK 2 HILLS ADDITION

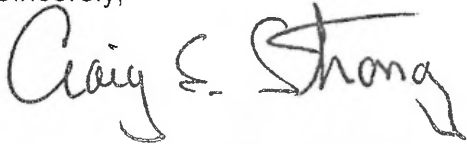
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds. If there are any other parties known to the City who may have an interest in your property, a copy is also being sent by certified and first class mail to the addresses indicated below.

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,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive style with a large initial "C" and a distinct "E" and "S".

Craig Strong, Building Official
City of Ann Arbor Construction Services
cstrong@a2gov.org

Enclosures

cc with enclosure by first class mail only:

Andrew L. Fanta
4930 Washtenaw Av.
Ann Arbor, MI 48108

cc: Derek Delacourt, Community Services Area Administrator
Kristen D. Larcom, Senior Assistant City Attorney











CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
CStrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

February 19, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Andrew L. Fanta
P.O. Box 4300
Ann Arbor, MI 48106-4300

Re: 827 East University Av., Ann Arbor, Michigan
Parcel Identification Number 09-09-33-203-017

Dear Mr. Fanta:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address. The property is more fully described in the Assessor's Records as follows:

S. ½ LOT 5 BLOCK 2 HILLS ADDITION

This letter is to provide notice that the City finds that the buildings on the property are dangerous buildings as defined in provisions of **Section 8:382 of Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 9 and 10. A copy of Chapter 101 is enclosed. Specific defects that render the building dangerous include, but are not limited to, the following:

- **Buildings have been unoccupied for 180 days or more without being listed for sale or lease.**
- **Door of garage has a broken lock and appears that vagrants may be sleeping there.**

It is requested that you contact the Building Official before the end of the business day on **March 4, 2016** to discuss your intentions for demolishing or repairing the building.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the Building Official. I can be reached by email or telephone.

Sincerely,

A handwritten signature in black ink that reads "Craig Strong". The signature is written in a cursive style with a large initial "C" and a long horizontal stroke at the end.

Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc with enclosure by first class mail only:

Andrew L. Fanta
4930 Washtenaw Av.
Ann Arbor, MI 48108

cc: Larry Collins, Interim Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



CITY OF ANN ARBOR, MICHIGAN

Community Services Area

Planning & Development Services Unit
100 North Fifth Avenue, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647

Phone: (734) 794-6265

Fax: (734) 994-8312

www.planning@a2gov.org

FANTA ANDREW L
P.O. BOX 4300
Ann Arbor, MI 48106-4300

Friday, July 18, 2014

RE: City Ordinance on Unoccupied Buildings

Dear Andrew Fanta:

City records show that you are the owner of the building at 827 East University, which has been unoccupied for 180 consecutive days or longer. Please contact the City immediately if this is inaccurate. Under a City of Ann Arbor ordinance (law) your building may be considered dangerous and a nuisance to the public if it is not listed as being available for sale, lease, or rent with a licensed real estate broker if it has been unoccupied for 180 consecutive days or longer and is not secure.

The City is providing you with this ordinance to allow you time to make sure your property is in compliance. A copy of Chapter 101 (Dangerous Buildings) of the Ann Arbor Code of Ordinances is enclosed. Enclosed with this notification also find a form which must be completed and returned. The provisions are in Sections 8:380, 8:381, and 8:382(10)(a)-(c). The remainder of Chapter 101 details enforcement actions that may be taken by the City if a building or structure is found to be dangerous and a nuisance to the public. Please fill out the enclosed registration form along with a payment of \$25.00. If you have any questions please call or email our department.

Thank you, your cooperation is appreciated. We look forward to hearing from you.

Planning and Development Department
City of Ann Arbor