

July 23, 2014

CITY OF ANN ARBOR
CITY CLERK
REC'D

Mr. Ralph Welton, Chief Development Official
City of Ann Arbor
301 E Huron Street
Ann Arbor, Michigan, 48104

2014 AUG -5 PM 6.32

Re: Abandoned Home at 411 W. Mosley, Ann Arbor

Dear Mr. Welton,

This correspondence is follow-up regarding the condition of the property at 411 W. Mosley owned by Mr. Arthur Kuo. Another year has passed, and the property continues to slide further into disrepair and remains very unsightly. The pattern of neglect to remedy the situation year after year indicates that the owner is without intention or cannot properly maintain this home. Several tickets pertaining to the property regarding maintenance have been issued per the data provided on the Ann Arbor government web site. Records also indicate that he ignored the citations. On June 4, 2011 the Fire Department responded to a call to 411 W Mosley called in by a neighbor upon hearing the fire alarm activation within the vacant residence. Neighbors reported that police and fire responding to the call remarked about significant mold in the structure. The structure is posted by the city as not suitable for occupancy until brought up to code. The conditions below persist without remedy:

- Winter snow/ice accumulations persistent not cleared leaving it dangerous to traverse the sidewalk.
- Reported interior mold.
- Chronic refusal to maintain the grounds.
- Debris that remains on the porch from papers, phone books, etc.
- A house that presents as derelict, unoccupied and under consideration to condemn

We understand from an E-mail of October 22, 2012, to a Mr. McGuire (neighbor) from Ms. Kelly Johnson of the Planning and Development Services of Ann Arbor that the home is under consideration to be condemned. In an E-mail of April 4, 2013, you informed Mr. McGuire that the property is in queue with several other nuisance properties that will eventually end up on the demo list.

Although neighbors would prefer its repair and sale, long-term chronic neglect and deterioration force us to expect the city to take enforcement actions already stated that would be taken as we believe that the building has already been identified as a dangerous building described by the city in Ann Arbor Code of Ordinances in Chapter 101 "Dangerous Buildings", Title VIII. Specifically, in Section 8:382 of the building regulations, a dangerous building is defined as any building or structure that has one or more of the following defects or is in one or more of the following conditions:

- (2) A portion of the building or structure is damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the damage and does not meet the minimum requirements of applicable housing or construction codes for a new building or structure, purpose or location.
- (9) A building or structure is vacant, dilapidated and open at door or window, leaving the interior of the building or structure exposed to the elements or accessible to entrance by trespassers.
- (10) A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under the state.

We appreciate any action to remedy the situation at 411 W. Mosley Street.

Respectfully,

 William H. Berlin Patricia A. Berlin Bill and Pat Berlin 415 W Mosley	 Dennis and Lyn Kirkwood 407 W Mosley	 Mike and Lori Arvidson 631 Third	 Mike and Lucy Miller 319 W Mosley
 Terry Shukle and Suzie Hubbard 630 Second	 Jeff Taggart and Kathy Wirstrom 706 Third	 Linda Winkler 623 Second St.	
 Robert Mossing and Jeannette Herrmann 501 W. Mosley			

- .cc Sabra Briere, Ann Arbor City Council, Ward 1 and candidate for mayor
- .cc Stephen Kunselman, Ann Arbor City Council, 3rd Ward and candidate for mayor
- .cc Sally Hart Petersen, Ann Arbor City Council, Ward 2 and candidate for mayor
- .cc Christopher Taylor, Ann Arbor City Council, 3rd Ward and candidate for mayor
- .cc Chuck Warpehoski, Ann Arbor City Council, 5th Ward
- .cc Mike Anglin, Ann Arbor City Council, 5th Ward
- .cc **Jacqueline Beaudry, Ann Arbor City Clerk**
- .cc Arthur D. Kuo, Owner of 411 W. Mosley; residence, 452 Spring St.
- .cc Steve Collins, Co-owner, Steve Collins@CMU.EDU
- .cc Old West Side Association