



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: 4-4-16

TIME: 1:00 PM

LOCATION: 2001 COMMERCE DRIVE

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 appears to have been abandoned for some time. The present owner has not communicated why this property has been neglected and or what the future intent may be.
- This building has become a hangout for undesirables. The entire structure is covered with graffiti; there may also be possible cleaning leakages; health and safety issues and other aspects that are recognized with abandoned properties. The property is considered dangerous to the public for these reasons alone besides the current physical condition.

- The buildings are open to the elements, such that they constitute an attractive nuisance to children and others for unlawful purposes.

UPDATES:

1-11-16: Meeting held in our office with owner representative Paul Girard to discuss their options. They elected to apply for demolition permit and applied for necessary utility cut-offs and environmental reports. Our office has received a few updates from Paul over the last few weeks but still demolition permit has not yet been issued due to electrical cutoff that has been scheduled but not completed. Owner clearly knows the City recommendation to have these buildings demolished and removed from site. As to date, Owner has not identified his contractor and knows this is a permit requirement. We believe that owner has paid all back due property taxes to date. We have expressed to P.Girard and Owner this is a priority and demolish must commence within 30 days.

2-9-16: Telephone call from P. Girard. They have awarded the environmental contract to Jeff Anaganostou, PECPG to be completed within 3 weeks. Currently, electrical utility cut-off is being reviewed with DTE Energy for their assessment.

The building service doors have all been secured and temporary orange caution fence has been installed across the building openings from entrance.

4-4-16: The City received a call from agent P. Girard that he has scheduled all utility cutoffs and he has supplied to my office the site environmental study for the demolition of the buildings. Now we are waiting to issue the demolition permit once all back property taxes and utilities have been made current and paid in full. PPACE

Recommendations

We recommend that the Building Board of Appeals find the structure to be a dangerous building and order the owner to make the building safe.

We recommend that the buildings and underground tanks be demolished and accommodate the owner's suggested schedule to April 29, 2016 for completion of demolition and soil stabilization in place. We will require a satisfactory environmental report for permit final approval.

Thank you,



Peter Pace, Assistant Building Official
City of Ann Arbor



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301 East Huron, P.O. Box 8647,
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Phone: (734) 794-6261
Fax: (734) 994-8460

January 25, 2016

Ali Hijazi
2455 Traver Blvd
Ann Arbor, MI 48105

Re: 2001 Commerce Drive, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-31-208-034

Dear Mr. Hijazi:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Show Cause hearing for your property at 2001 Commerce Drive.

The meeting will take place on **Wednesday, February 10, 2016 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers.** Please bring materials and interested parties to the meeting for your presentation to the Board if needed.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
cstrong@a2_ov.org
(734) 794-6261



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DANGEROUS BUILDINGS REPORT

DATE: 01-05-16

TIME: 12:24 pm

LOCATION: 2001 Commerce Drive

BUILDING OFFICIAL: Peter Pace

CITY ORDINANCE/COMMENTS

- 8:381. - Dangerous building, prohibitions.
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Peter Pace
Asst. Building Official
City of Ann Arbor



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January 4, 2016

Ali Hijazi
2455 Traver Blvd
Ann Arbor, MI 48105

Re: 2001 Commerce Drive, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-31-208-034

Dear Mr. Hijazi:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Show Cause hearing for your property at 2001 Commerce Drive.

The meeting will take place on **Wednesday, January 13, 2016 at 1:30 PM on the 2nd floor of City Hall in the City Council Chambers**. Please bring materials and interested parties to the meeting for your presentation to the Board if needed.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
cstrong@a2gov.org
(734)794-6261



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Ann Arbor, Michigan 48107-8647
Cstrong@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 18, 2015, AT 1:30 P.M.**

December 7, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ali Hijazi
2455 Traver Blvd.
Ann Arbor, MI 48104

Re: 2001 Commerce Dr., Ann Arbor, Michigan
Parcel Identification Number 09-09-31-208-034

Dear Mr. Hijazi:

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 **December 18, 2015, at 1:30 p.m.** on the **6th floor Conference Room** 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 28 BEDFORD BUTTNER COMMERCIAL SUBDIVISION

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, appearing to read 'CS', with a long horizontal line extending to the right.

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

Enclosures

cc (w/enclosure) by certified and first class mail to:

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



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Fax: (734) 994-8460
CStrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

October 13, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ali Hijazi
2455 Traver Blvd.
Ann Arbor, MI 48104

Re: 2001 Commerce Dr., Ann Arbor, Michigan
Parcel Identification Number 09-09-31-208-034

Dear Mr.Hijazi:

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:

LOT 28 BEDFORD BUTTNER COMMERCIAL SUBDIVISION

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 2, 5, 7 and 9. A copy of Chapter 101 is enclosed. Specific defects that render the buildings dangerous include, but are not limited to, the following:

- The buildings are damaged by deterioration so that they are structurally compromised, do not meet the minimum requirements of applicable codes, and may injure persons or damage property.
- The buildings are open to the elements, such that they constitute an attractive nuisance to children and to others for unlawful purposes.
- See enclosed photographs.

It is requested that you contact the Building Official by the end of the business day on October 27, 2015 to discuss your intentions for demolishing or repairing the buildings.

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, appearing to read 'Craig Strong', written over a horizontal line.

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

Enclosure (Dangerous Buildings Ordinance; photographs)

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







