



**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

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## STAFF REPORT

**DATE: 3-15-2016**

**TIME: 9:00 AM**

**LOCATION: 2995 PACKARD STREET, ANN ARBOR (Gas Station)**

**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, Spring of 2015.
- Debris and litter strewn throughout property.
- Un-plated vehicles advertised for sale.
- Deteriorating roof with hole and debris
- Sited for litter from Community Standards Department

### Recommendations

The property can be brought into compliance with the necessary repairs. I recommend the Board to order the owner to correct all stated issues to be completed by April 20, 2016.

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**

Michigan Super Fuel, Inc.  
c/o Nabil T. Hassan, registered agent  
2995 Packard Rd.  
Ann Arbor, MI 48108

Re: 2995 Packard Road, Ann Arbor, Michigan  
Parcel Identification Number 09-12-03-403-082

Dear Mr. Hassan:

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 **March 18, 2016, at 1:30 p.m.** on the 2<sup>nd</sup> 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:

BEG SE COR SEC 3 T3S R6E TH N 1 DEG 03 MIN E 183 FT IN E SE  
LINE TH S 89 DEG 47 MIN 30 SEC W 193 FT TH S 1 DEG 03 MIN W  
183 FT TH N 89 DEG 47 MIN 30 SEC E 193 FT IN S SEC LINE TO POB  
EXC S 33 FT AND E 43 FT FOR ROADS

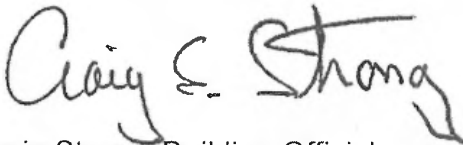
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

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,



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

Enclosures

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

Northwestern Energy Investments, LLC  
c/o Majid Koza, Resident Agent  
30500 Northwestern Highway, Suite 525  
Farmington Hills, MI 48334

**cc (w/attachment and enclosure) by first class mail only to:**

Nabil T. Hassan  
666 Castaway Lane  
Ypsilanti, MI 48197

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 18, 2016

**BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING**

Michigan Super Fuel, Inc.  
c/o Nabil T. Hassan, Resident Agent  
2995 Packard Rd.  
Ann Arbor, MI 48108

Re: 2995 Packard Road, Ann Arbor, Michigan  
Parcel Identification Number 09-12-03-403-082

Dear Mr. Hassan:

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:

**BEG SE COR SEC 3 T3S R6E TH N 1 DEG 03 MIN E 183 FT IN E SE  
LINE TH S 89 DEG 47 MIN 30 SEC W 193 FT TH S 1 DEG 03 MIN W  
183 FT TH N 89 DEG 47 MIN 30 SEC E 193 FT IN S SEC LINE TO POB  
EXC S 33 FT AND E 43 FT FOR ROADS**

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

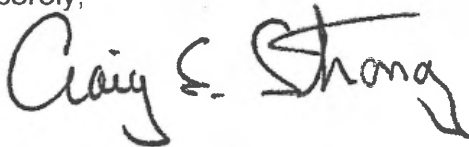
- **Building has been unoccupied for 180 days or more without being listed for sale or lease.**

It is requested that you reply to this letter in writing by the end of the business day on **March 3, 2016**, and provide the name of the real estate broker licensed under the state occupational code with whom your property is listed for sale, lease, or rent. I can be reached by email or telephone.

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.

Sincerely,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive, slightly slanted style.

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

Enclosure (Dangerous Buildings Ordinance)

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

Northwestern Energy Investments, LLC  
c/o Majid Koza, Resident Agent  
30500 Northwestern Highway, Suite 525  
Farmington Hills, MI 48334

**cc (w/attachment and enclosure) by first class mail only to:**

Nabil T. Hassan  
666 Castaway Lane  
Ypsilanti, MI 48197

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





CITY OF ANN ARBOR  
 POLICE DEPARTMENT  
 COMMUNITY STANDARDS UNIT  
 (734) 994-1788

NOTICE OF CODE VIOLATION

DATE: 12/30/15 TIME: 11:54

ADDRESS: 2995 Packard former gas station (vacant)

Under provisions of the City of Ann Arbor City Code related to Littering (Chapter 82), Nuisances (Chapter 106), and/or Solid Waste (Chapter 26): **Notice is hereby posted that this property is in violation of one or more of the provisions of the City Code relating to site cleanliness.**

Failure to respond in the next **24 hours** will result in action by the City of Ann Arbor to clean up this property and to charge you for all costs including labor, equipment, materials, disposal and overhead Costs, with a minimum \$70 fee. If these charges are not paid, they will be assessed against the property pursuant to section 1:292 of Chapter 13 of the City Code, **and additional code violations may be issued at any time.**

**Litter.** You are responsible to pick up litter and debris around the property, including dumpster areas.

**Storage of trash containers** except on trash day. All exterior solid waste cans must be stored at the side or rear of a structure. Curb carts and bins may be placed at the curb no more than 24 hours before – and removed 12 hours after – the weekly trash collection day. Boxes may not be used for trash containers.

Items not contained in approved curb carts or recycle bins will not be picked up.

**Other.** \_\_\_\_\_

Please note: Other ordinances and legal provisions, in addition to these described above may be applicable to Community Standard's enforcement. These examples are not meant as an exhaustive list of potentially applicable Ann Arbor ordinances. Also, because these are only excerpts paraphrasing some ordinances and ordinance language can change at any time due to amendment, one should check the current official Ann Arbor Code and related ordinances maintained in the Clerk's Office and online at [www.a2gov.org](http://www.a2gov.org). Of special note are Chapter 26: Solid Waste Management; Chapter 82: Littering; Chapter 105: Housing Code; Chapter 106: Nuisances; Chapter 111: Fire.

OFFICER: Dyer BADGE: 834

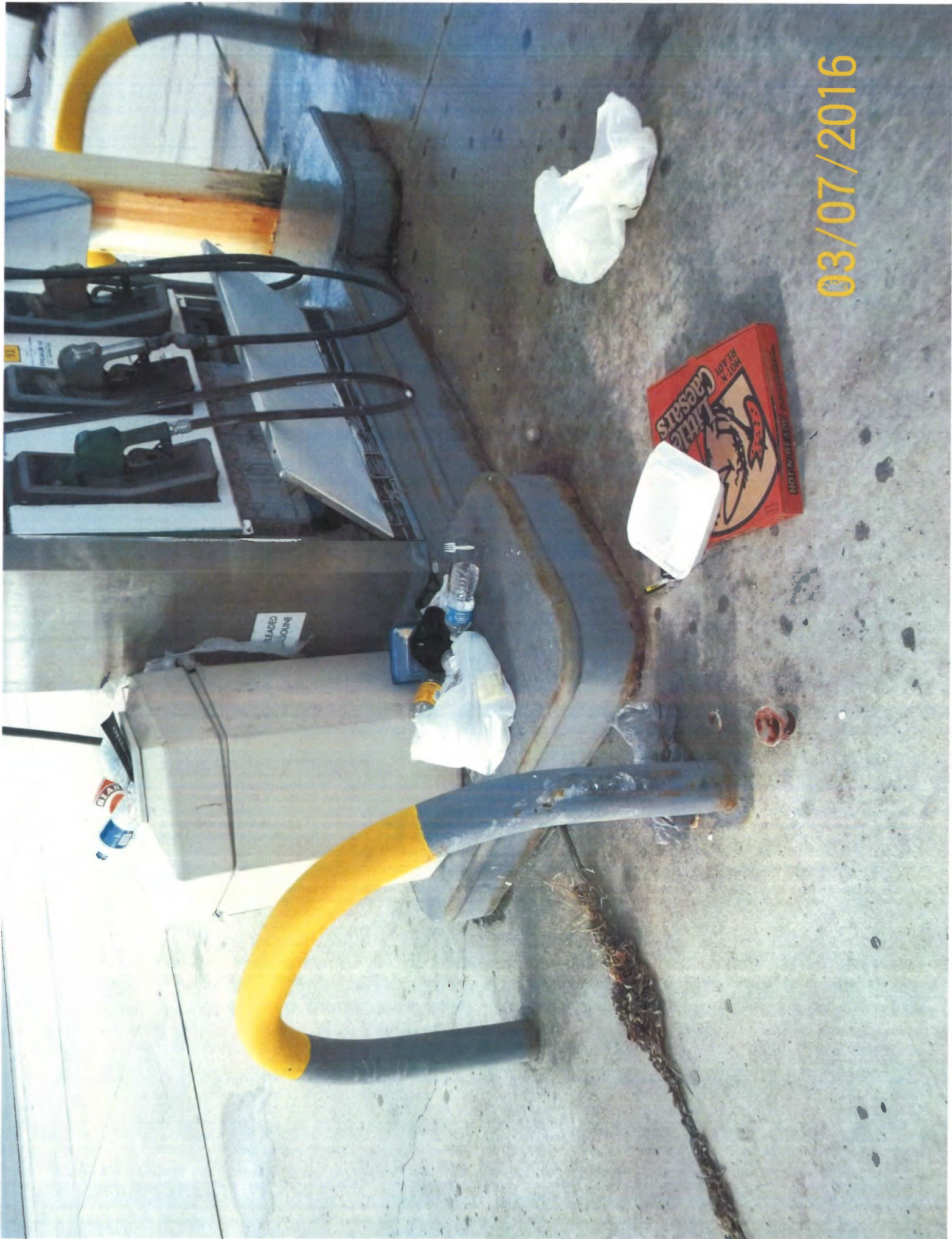
NOTES: Items including, but not limited to: paint can, misc furniture boards, food wrappers, rug, bottles, wooden chest of drawers, clothes at rear and left (west side of bldg) outside of rear former dumpster enclosure, cups, bottles, cans, food containers/wrappers ahead of bldg between brick wall and parking area on grass.





03/07/2016





03/07/2016









**FOR SALE**  
Call Bob Anderson  
707-444-1111

**ALL WHEEL DRIVE  
LEATHER**

03/07/2016