



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
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
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**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON APRIL 10, 2014**

March 5, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Felch LLC
Peter Shefman
3140 Lakewood Dr
Ann Arbor, MI 48103

Re: 410 Miller Avenue, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-29-221-035

Dear Felch, LLC and Mr. Shefman:

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 **April 10, 2014**, 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 building at the above-referenced address, which is more specifically described as follows:

A PRT OF NE 1/4 OF NW 1/4 OF SEC 29, T2S, R6E, DESCR AS ALL THAT PRT NORTH OF MILLER AVE AND SOUTH OF FELCH ST, LYING E OF THE ANN ARBOR R.R. ROW (50FT WIDE) AND W OF A LINE DESCRIBED AS BEING PARALLEL WITH AND 25 FT DISTANT FROM THE E ROW LINE OF SAID R.R. ROW, MORE PARTICULARLY DESCRIBED AS A LINE BEG AT A PNT 50 FT E OF THE CENTERLINE OF THE R.R. ROW AND THE NLINE OF MILLER AV, TH N 51 DEG 01' E 350.49 FT; TH N 19 DEG 56' E 646.62 FT TO THE POINT OF ENDING. CONTAINING 24930 SF +- OR .16 ACRES +-. THIS DESRIPTION IS FOR PROPERTY TAXATION PURPOSES ONLY. Split on 03/02/2000 from 09-09-29-221-030;

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.

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,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosures

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



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March 5, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

First Miller Limited Partnership
c/o McKinley, Jeffrey Holman
320 N. Main Street
Ann Arbor, MI 48104

Re: 410 Miller Avenue, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-29-221-035

Dear First Miller Limited Partnership and Mr. Holman:

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.

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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,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosures

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

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Building Board of Appeals Show-Cause Hearing of April 10, 2014

Subject: 410 Miller, Ann Arbor, MI 48108 PIN#090929221035

Legal Description of Property:

A PRT OF NE 1/4 OF NW 1/4 OF SEC 29, T2S, R6E, DESCR AS ALL THAT PRT NORTH OF MILLER AVE AND SOUTH OF FELCH ST, LYING E OF THE ANN ARBOR R.R. ROW (50FT WIDE) AND W OF A LINE DESCRIBED AS BEING PARALLEL WITH AND 25 FT DISTANT FROM THE E ROW LINE OF SAID R.R. ROW, MORE PARTICULARLY DESCRIBED AS A LINE BEG AT A PNT 50 FT E OF THE CENTERLINE OF THE R.R. ROW AND THE NLINE OF MILLER AV, TH N 51 DEG 01' E 350.49 FT; TH N 19 DEG 56' E 646.62 FT TO THE POINT OF ENDING. CONTAINING 24930 SF +- OR .16 ACRES +-. THIS DESRIPTION IS FOR PROPERTY TAXATION PURPOSES ONLY. Split on 03/02/2000 from 09-09-29-221-030.

Description and Discussion:

Vacant and dangerous. Owner is attempting to develop a long narrow paid parking area on site. Building is divided on the property line with an interior partition wall. Neither side is well maintained. Staff recommends demolition of the structure.





Ralph Welton, Building Official
City of Ann Arbor Construction Services