

ANN ARBOR BUILDING BOARD OF APPEALS

BUILDING OFFICIAL'S STAFF REPORT

Show Cause Hearing for Dangerous Building at 610 Robin Road, Ann Arbor, MI 48103 (Parcel Identification Number: 09-09-20-206-024).

DESCRIPTION AND DISCUSSION

Kevin J McKay
610 Robin Road
Ann Arbor, MI 48103

The building is a dangerous building.

An inspection was conducted by staff on June 28, 2016. Based on the inspection the Building Official determined that the building is a dangerous building as defined in Section 8:382 of Chapter 101 of the Ann Arbor City Code.

A Notice and Order was sent on July 22, 2016 to the owner and other interested parties stating that the Building Official has found the building is a dangerous building and orders the owner to demolish or otherwise make safe by August 1, 2016.

An Order to Show Cause was sent on August 19, 2016 to the owner and interested parties to appear before the Building Board of Appeals to explain the owner's position in the matter.

STAFF FINDINGS

Upon initial inspection the Building Official determined that the building that is the subject of this show cause hearing is a dangerous building based on conditions that are included, but are not limited to, the following:

- Garage is collapsing.
- Rear Room/enclosed porch also collapsing.
- Loose tarp hanging from chimney stack.
- Eaves troughs falling off.
- Soffits and fascia are damaged.

Applicable sections of dangerous building ordinance, include, but are not limited to:

(3) A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.

(5) The building or structure or any part, that because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support,

or for other reason is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.

(6) The building or structure or any part is manifestly unsafe for the purpose for which it is used.

(7) A building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

(8) A building or structure used or intended to be used for dwelling purposes, because of dilapidation, decay, damage, faulty construction or arrangement, or for other reason, is unsanitary or unfit for human habitation, is in a condition that is likely to cause sickness or disease when so determined by the health officer of the city or county or is likely to injure the health, safety or general welfare of those living within.

STAFF RECOMMENDATION

Staff recommends that the Building Board of Appeals find the building on the property at **610 Robin Road**, to be a dangerous building as defined in Section 8:382 of Chapter 101 of the Ann Arbor City Code and orders the owner(s) to make the necessary repairs to bring the property in compliance with local code ordinances and/or demolish or sell the property on or before a date to be specified in the order that the Building Official will recommend at the show cause hearing.

PROPOSED MOTION

I move that in the case of the Show Cause hearing for BBA Case # _____, concerning the Building at _____, Ann Arbor, Michigan, the Building Board of Appeals finds that the building[s] is [are] dangerous building[s] as defined in Section 8:382 of Chapter 101 of the Ann Arbor City Code and orders that the owner shall cause the building to be demolished or be otherwise made safe. The owner shall commence the necessary work by _____, 2016 and shall complete the work by _____, 2016. If the owner fails to comply with this Order then the City may cause the Building to be demolished.

THIS ORDER IS BASED ON THE FOLLOWING FINDINGS:

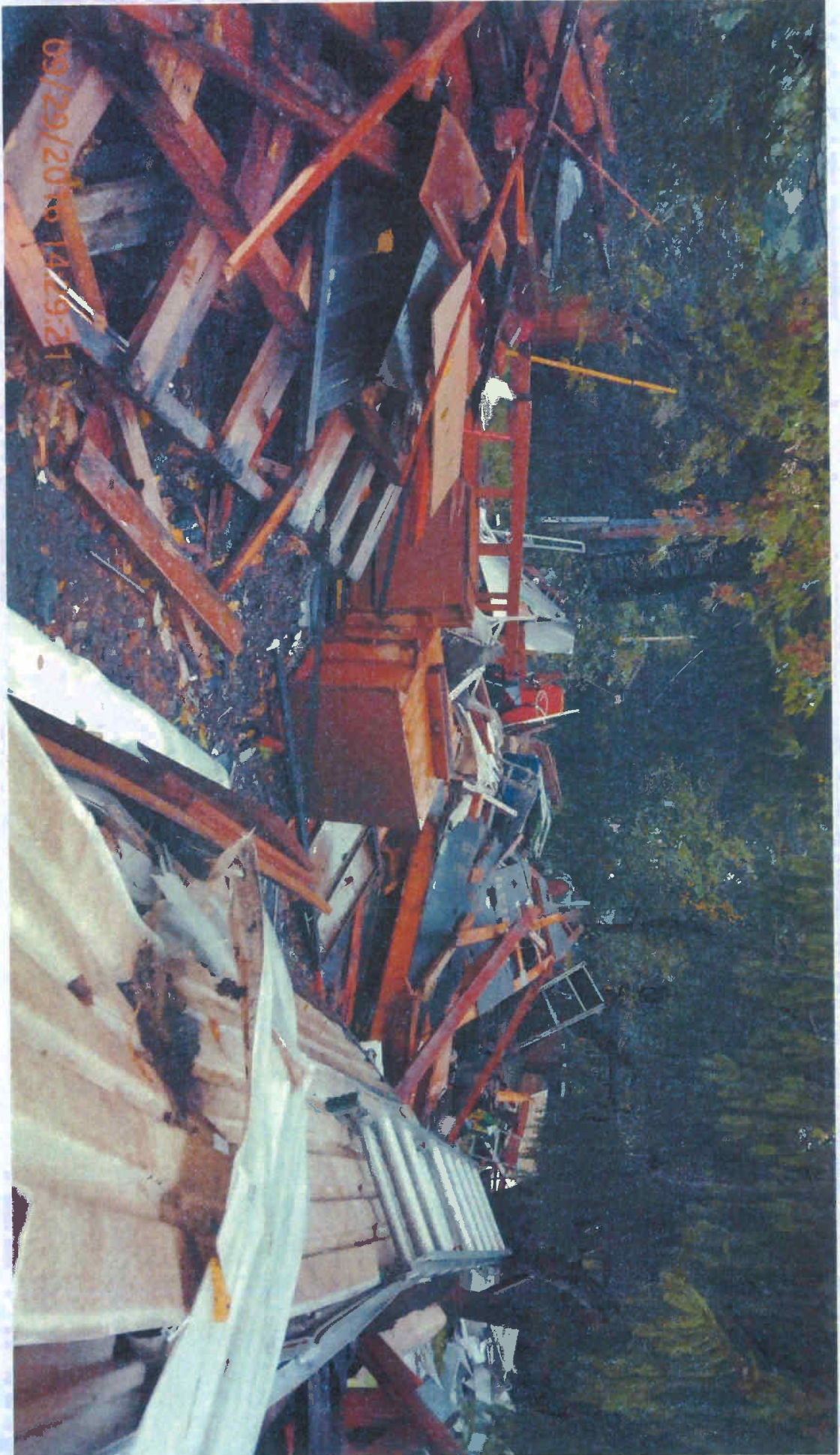
Respectfully,

Peter Pace
Assistant Building Official

Date: _____









09/29/2016 14:28:59



Howard, Ann

From: Pace, Peter
Sent: Thursday, October 13, 2016 12:09 PM
To: Howard, Ann
Subject: FW: 610 Robin Rd. Update

For file

From: Kevin McKay [mailto:kjmckayina2@aol.com]
Sent: Thursday, October 13, 2016 12:41 AM
To: Pace, Peter
Subject: 610 Robin Rd. Update

Re: 610 Robin Rd., Building Board of Appeals

Mr. Pace

Work on bringing this property into compliance is continuing. The Dumpster which is currently about 75 percent filled with debris will be filled on Sunday, weather permitting, and picked up on Monday. The addition on the back of the house has been partially tarped and work will continue Sunday and Monday to further finish the work as I agreed to. Once the dumpster is removed, the driveway will be cleared and the scrap metal removed, items in the side yard will be relocated to other locations and some of the remaining debris will be hauled away. If needed, I will have another dumpster set after these items are completed.

I will be working at the house again all day on this upcoming Monday. If you wish to come look at the property while I am there (I don't know if you have had a chance to come by this week or not).

I would ask that at today's meeting of the Building Board of Appeals, you please update the board on the work that has been completed and present my request for additional time to continue working to compliance.

Please feel free to reach me on my cell phone in the morning if you would like to talk about things.

Wishing you a good rest of the week and weekend. I will update you again of progress next week.

Best regards,

Kevin



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647

p 734.794.6264 f 734.994.8460 | building@a2gov.org

BUILDING BOARD OF APPEALS MEETING OCTOBER 13, 2016 NOTICE OF CONTINUATION OF HEARING

September 22, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Kevin McKay
610 Robin Road
Ann Arbor, MI 48103

RE: 610 Robin Road, Ann Arbor, Michigan 48103
Parcel Identification Number ("PIN"): 09-09-20-206-024

Dear Mr. McKay:

This letter is to inform you of a Notice of Continuation Hearing of the Ann Arbor Building Board of Appeals. The meeting will take place on **October 13, 2016 at 1:30 p.m.** in the 2nd flr Council Chambers of Ann Arbor City Hall. For the hearing please present your update on progress to Mr. Peter Pace, Building Official, for a continuation of your appeal to the Building Board of Appeals, prior to the meeting. At this time, you are not required to appear back in person.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan. If you have any questions, please contact me by email.

Sincerely,

Peter Pace, Deputy Building Official
City of Ann Arbor Construction Services
ppace@a2gov.org



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

August 29, 2016

Kevin McKay
610 Robin Road
Ann Arbor, MI 48103

Re: 610 Robin Road, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-20-206-024

Dear Mr. McKay:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Dangerous Building Notice and Order for the conditions at 706 South Seventh Street.

The meeting will take place on Thursday, September 8, 2016 at 1:30PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting if needed.

Sincerely,

Peter Pace, Deputy Building Official
City of Ann Arbor Construction Services
Ppace@a2gov.org



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
ppace@a2gov.org
734-794-6000 ext. 42660

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON SEPTEMBER 8, 2016 at 1:30 p.m**

August 19, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Kevin J. McKay
610 Robin Road
Ann Arbor, MI 48103

Re: 610 Robin Road, Ann Arbor, Michigan 48103
Parcel Identification Number: 09-09-20-206-024

Dear Mr. McKay:

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 **September 8, 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 building at the above-referenced address, which is more specifically described as follows:

E 10 FT LOT 26 & ALL LOT 27 TWIN OAKS SUBD OF SUNSET HGTS

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 "Peter Pace". The signature is fluid and cursive, with a large initial "P" and "P" for "Pace".

Peter Pace, Building Official
City of Ann Arbor Construction Services
ppace@a2gov.org
734-794-6000 ext. 42660

Enclosures (Dangerous Building Notice & Order)

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

Standard Federal Bank
2600 W. Big Beaver Road
Troy, Michigan 48084

cc: Derek Delacourt, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. 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
ppace@a2gov.org
734-794-6000 ext. 42660

DANGEROUS BUILDING NOTICE AND ORDER

July 22, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Kevin J. McKay
610 Robin Road
Ann Arbor, MI 48103

Re: 610 Robin Road, Ann Arbor, Michigan 48103
Parcel Identification Number: 09-09-20-206-024

Dear Mr. McKay:

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:

E 10 FT LOT 26 & ALL LOT 27 TWIN OAKS SUBD OF SUNSET HGTS

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, 3, and 5. A copy of Chapter 101 is enclosed. Specific defects that render the building[s] dangerous include, but are not limited to, the following:

- Collapsed garage
- Rear room/porch also collapsing
- Loose tarp hanging from chimney stack
- Eaves troughs falling off
- Soffits and fascia are damaged
- See enclosed photos

It is requested that you contact the Building Official by the end of the business day on **August 3, 2016**, to discuss your intentions for demolishing or repairing the buildings listed above.

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 "Peter Pace". The signature is fluid and cursive, with a large initial "P" and "P" for "Pace".

Peter Pace, Building Official
City of Ann Arbor Construction Services
ppace@a2gov.org
734-794-6000 ext. 42660

Enclosure (Dangerous Buildings Ordinance; photos)

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

Standard Federal Bank
2600 W. Big Beaver Road
Troy, Michigan 48084

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