



**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: 3-15-2016**

**TIME: 9:00 AM**

**LOCATION: 2415 DORCHESTER STREET, ANN ARBOR**

**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.

- Police conducted a welfare check, no answer. Possible hoarding.
- Neighbor complaints of infestation and disrepair.
- Soffits and fascia damaged by rodent infestation, partial roof replacement.
- Property is overgrown with ivy.
- Possible non operable cars in driveway.
- In 2013 the City ordered the garage to be demolished.
- Property taxes have not paid since 2012

### Recommendations

The house is in disrepair and I recommend the City take action to hire a licensed contractor to complete violation repairs and expenses be assessed on the tax roll. This will be done if the current owner does not comply with stated violations, action to be completed within 30 days.

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.or](mailto:cstrong@a2gov.or)

**DANGEROUS BUILDING  
ORDER TO SHOW CAUSE ON MARCH 18, 2016**

March 11, 2016

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

Brian Gast Trust  
2415 Dorchester Rd  
Ann Arbor, MI 48104

Re: 2415 Dorchester Rd, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-12-03-216-001

Dear Mr. Gast:

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:

**LOT 121 ANN ARBOR WOODS NO 2**

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 that reads "Craig E. Strong". The signature is written in a cursive style with a large initial "C" and a long horizontal stroke for the "S".

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

Enclosures

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









2415



**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 NOTICE AND ORDER**

February 18, 2016

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

Brian Gast Trust  
2415 Dorchester Rd  
Ann Arbor, MI 48104

**Re:** 2415 Dorchester Rd, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-12-03-216-001

Dear Mr. Gast:

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 121 ANN ARBOR WOODS NO 2**

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

- Large holes in fascia and soffits on front of house, possible raccoon infestation
- See enclosed photos.

It is requested that you contact the Building Official by the end of the business day on **March 3, 2016** to discuss your intentions for demolishing or repairing the building 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 that reads "Craig E. Strong". The signature is written in a cursive style with a large initial "C" and a distinct "E" before the last name.

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

Enclosure (Dangerous Buildings Ordinance; Photographs)

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