

ANN ARBOR HOUSING BOARD OF APPEALS

STAFF REPORT

Meeting Date: July 12, 2016

Type of Request: TIME EXTENSION

Housing Board of Appeals Request **HBA16-005** at 1000 HILL STREET, ANN ARBOR, MI 48104.

(Parcel Identification Number: **09-09-33-204-012**)

DESCRIPTION AND DISCUSSION

Property Owners Name and Address:

Alpha Management Group (Agent)
6921 Jackson Rd Ste 100
Ann Arbor, MI 48103

BACKGROUND

The Management Company of the Fraternity located at 1000 Hill St, Ann Arbor, MI request a Time Extension for several violations cited on their initial inspection.

On a first time rental inspection conducted on July 10, 2015 by Terry Root, numerous violations were cited, some of which are considered life safety items.

Violations include:

1. Room #12- Repair ceiling and wall from roof leak. 8:509(1)
2. Repair/ replace roof 8:509(1) (permit req. if replacing-8:518(1)) **Life Safety**
3. Solarium- Repair double fire doors to self close and latch.-8:504(3)(a) **Life Safety**
4. Repair/replace all windows and install screens-8:502(2) and (5) **Life Safety**
5. Repair all operable windows in Solarium and dining room to open and operate properly and install screens-8:502(2) and (5) Life Safety
6. Storage room- Move all storage back into this room.-8:509(8)
7. Scrape and paint all exterior wood as needed.-8:509(10)(b)

The deadline for correction of these violations was June 3, 2016 at 7:30am. The building is currently not posted uninhabitable. Most residents are students who are gone due to summer break, however there may currently be intermittent or reduced occupancy.

Section 8:515(3) and 8:514(5) of the Ann Arbor Housing Code: The City of Ann Arbor Housing Code allows the Housing Board of Appeals to extend the time limit for correcting violations for up to 3 months.

Standards for Approval:

Additional extensions of reasonable periods, not to exceed 3 months, may be granted by the Housing Board of Appeals in cases where a person ordered to correct a violation has not been able to do so within the time set by the Building Official, despite all diligent effort.

STAFF RECOMMENDATION

Staff recommends if the time extension is granted, the building should remain unoccupied until all the corrections have been completed and inspected by the appropriate building/trade inspector as required by permits retained for corrections. The property will also require a follow up Rental Housing inspection for issuance of the Certificate of Compliance as it has been over a year since the inspection process was started.

PROPOSED MOTION

I move to approve an extension of the deadline from June 3, 2016 to September 3, 2016 to correct the following housing code violations at 1000 Hill Street:

1. Room #12- Repair ceiling and wall from roof leak. 8:509(1)
2. Repair/ replace roof 8:509(1) (permit req. if replacing-8:518(1))
3. Solarium- Repair double fire doors to self close and latch.-8:504(3)(a)
4. Repair/replace all windows and install screens-8:502(2) and (5)
5. Repair all operable windows in Solarium and dining room to open and operate properly and install screens-8:502(2) and (5)
6. Storage room- Move all storage back into this room.-8:509(8)
7. Scrape and paint all exterior wood as needed.-8:509(10)(b)

The board finds that the property owner or agent has made all diligent efforts to correct these violations as stated in the application. The extension is on the condition that the property shall be posted uninhabitable and remain unoccupied until all the corrections are completed and a Rental Housing Certificate of Compliance has been issued.



City of Ann Arbor
Housing Information

734-794-6264
rentalhousing@a2gov.org

Address: 1000 HILL ST

Expiration Date: 1/1/2014

AGENT	OWNER	MAILING ADDRESS
ALPHA MGT. GROUP/ALLAN LUTES 6921 JACKSON RD ANN ARBOR, MI 48103 Phone: (734) 769-1900	PHI ALUMNI CORP 6921 JACKSON RD STE 100 ANN ARBOR, MI 48103	ALPHA MGT. GROUP/ALLAN LUTES 6921 JACKSON RD ANN ARBOR, MI 48103 Phone: (734) 769-1900

Type of Dwelling: GROUP QUARTERS

Unit/Occupancy Information:

Zoning: R4C

Dwell Unit 1: Group Quarters

Billable Units: 17

No Units 1: 17

Number of Floors: 0

Max Occ 1: 34

Furnace/Boiler: Jan 26 2010 12:00AM

Notes: Phi Upsilon Fraternity
7-5-78 - 78-H-37 - Granted egress requirement enclosed stairway.
10-4-88 - 88-H-214 Granted headroom for 2nd and 3rd floors.
8-7-95 - Owner pays the heat
1-18-05 - No kitchen certificate issued by U of M - do not use the kitchen anymore per U of M.

Violation Letter No Show Vacant Certificate

Dates: 7-10-15 *M* 7/10/15 *com*

Inspection Dates	Notes	Inspection Dates	Notes	Inspection Dates	Notes	Inspection Dates	Notes	Inspection Dates	Notes
7-10-15 9AM INT TR	<i>violation</i>	10-13-15 10AM RE-TR	<i>cancel</i>	11-30-15 1:00 → 03 RE: TR 15	<i>not compliant</i>	2-10-16 2PM and RE: TR	<i>not compliant</i>	3-16-16 1+2pm add RE TR	<i>OFFICE</i>
								5-10-16 9AM → add RE TR	
								5-25-16 RE ✓ TR	
								5-26-16 POST-TR	<i>OFFICE CANIE</i>

Notes: 2/10/16 - REMAINING VIOLATIONS ON LAST PAGE 6-3-16 POST-



CITY OF ANN ARBOR
 Planning & Development Services
 Mailing Address: 301 E. Huron Street, PO Box 8647
 Ann Arbor, MI 48107-8647
 Phone - (734) 794-6264 Fax - (734) 994-8460
 rentalhousing@a2gov.org

For Inspections Results go to:
www.a2gov.org/permits
 Select "Permits"

HOUSING INSPECTION CODE VIOLATION NOTICE

Address 1000 Hill St Apt # _____ Initial Inspection Date 7-10-15
 Reinspection Date/Time _____

YOU HAVE THE RIGHT TO APPEAL VIOLATIONS OR DEADLINES TO THE BOARD OF APPEALS

The following code violations have been cited during this inspection. NAV = NO APPARENT VIOLATIONS

		3RD Floor
	1	RM #18. WINDOWS REQUIRE SCREENS MAY 1-0073/ MISSING HARDWARE FOR WINDOW, REPLACE BROKEN ONE
	OK	BATH - EXHAUST FAN REQUIRES GFCI PROTECTION - 8508
	1	RESTONE LIGHTING - 8
	→	RM #17 - REPAIR WINDOW BY RADIATOR LEFT TO OPEN - 8509
	OK →	FOUND LARGE COCKROACH PROVIDE COPY OF RECEIPT FROM EXTERMINATION - 8508
	OK	FINE CAULK LOW VOLTAGE TWE IN TRANSOM - 8509
	OK	HALL CLOSET - REPAIR DOOR TO SELF CLOSE + LATCH - 8504
	→	RM #16 SCREENS & HARDWARE
	2	RM #15 - SUITE
	OK	INSTALL PROPER OUTLET COVER ON GFCI/SWITCH @ SINK - 8505
	1	FINE CAULK PENETRATIONS UNDER SINK - 8509
	OK	RM #14 - OUTLET LEFT OF DOOR HAS OPEN GROUND
	1	RESTONE LIGHTING - 8505

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Your signature confirms that you have read and understand all violations and notes cited on this document. If you cannot read the handwriting or do not understand why a violation was cited, please discuss this with the inspector before signing this form.

Inspector Signature/Date _____ Authorized Agent Signature/Date _____



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NAV = NO APPARENT VIOLATIONS

	RM #13 -
OK	CUTLET LEFT OF WINDOW HAS BLOCKED
	GRASS HOLE - 8505
	BATH - NAV
→	RM #12 - SUITE
	REPAIR CEILING + WALL FROM ROOF LEAK -
	RESTORE SMOKE ALARM - 8507
	RM #11 SUITE -
OK	REPAIR CEILING + WALLS FROM ROOF LEAK.
	CUTLET RIGHT OF SOUTH WINDOW HAS
	OPEN GRASS - 8505
	RM #10
OK	CUTLET ON SOUTH WALL IN DISREPAIR - 8505
	CUTLET ON WEST/NORTH WALL IS IS
	WELPAINTS - 8505
OK	MAIN STAIRWELL - REPAIR EMERGENCY
	LIGHT @ LANDING - 8504

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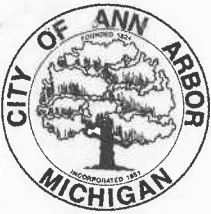
NAV = NO APPARENT VIOLATIONS

	2ND Floor -
OK	EAST END EXIT LIGHT NEEDS NEW BATTERY -
OK	EAST STAIRWELL MISSING FIRE EXTINGUISHER -
	RM #9 SUITE
	BATH - SECURE TOILET - 807
	REPAIR CEILING - 8509
OK	REPAIR HOLE IN STAIRWELL WALL ABOVE DOOR -
	RM #8 - DOWN SELF CLOSE + LOCK
OK	REPLACE OUTDATED SMOKE ALARM -
OK	EAST ROOM SW OUTLET HAS REVERSE POLARITY - 8505
OK	LIBRARY - INSTALL BATTERY IN SMOKE ALARM - 8527
	FIRE CRACK HOLE IN CEILING S.W CORNER
	RM #6 SUITE
OK	REPLACE BROKEN OUTLET BY DOWN - 8505
	REPLACE BROKEN OUTLET COVER BY WOOD -
	INSTALL SMOKE DETECTOR IN 2ND ROOM - 8525

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	RM # 5
OK	3 PRONG OUTLET ON WEST WALL HAS OPEN GRABS - 8505
	OUTLET NEXT TO DOOR IS LOOSE - 8505
→	MIDDLE WINDOW MISSING HANDLE + NOT SECURE - 8509
	RM #4 SUITE
OK	REPLACE BROKEN OUTLET BY ENTRY DOOR
OK	MISSING 90° WIRE MOLDING BY RADIATOR - 8505
→	COMPLETE CEILING REPAIR IN 2ND ROOM - 8509
OK	REPLACE BROKEN WINDOW PANE - 8509
OK	REPLACE OUTDATED SMOKE ALARM IN 1ST RM.
NO	ISATH - REPLACE SHOWER LIGHT COVERS - 8505
OK	ADJUST DOOR TO CLOSE + LATCH - 8504
	RM #3 - SUITE
OK	ADJUST ENTRY DOOR CLOSER.
	LOOSE OUTLET RIGHT OF DOOR - EAST OUTLET HAS REVERSE POLARITY
	WEST OUTLET IS LOOSE - 8505
	2ND ROOM CEILING IS SAGGING FROM ROOF LEAK, PROPERLY REPAIR/REPLACE CEILING - 8509
	PROPERLY REPAIR DRYWALL + FIRE CAULK UNDER SINK - 8509

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		Rm #2
OK		RESTORE LIGHTING @ VANITY - 8508
		REPLACE BROKEN OUTLET BY WINDOW - 8508
		2ND Row -
		REPAIR CEILING FROM LEAK - 8509
		CUTLET UNDER LIGHT SWITCH HAS NO POWER - 8508
		HAVE A LICENSED ELECTRICAL INSTALL
		A CEILING LIGHT OR SWITCHED OUTLET, PERMIT
		REQUIRED - 8508
		MISSING WIRE MOLING IN CORNER, EAST
		OF SOUTH WINDOW - 8508
OK		Rm #1 SUITE
		REPLACE OUTDATED SMOKE ALARM - 8527
		2ND Row - SWITCHED OUTLET HAS OPEN GROUND - 8508
OK		1ST Floor
		LIVING Rm - OUTLET LEFT OF FIREPLACE HAS
		OPEN GROUND - 8508 RIGHT OF FIREPLACE IS
		BROKEN - 8508
		OUTLET BY ARCHWAY IS BROKEN - 8508
		EXTINGUISHER IS MISSING - 8504

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NAV = NO APPARENT VIOLATIONS

		SOLARIUM -
	→	S.W. OUTLET HAS NO POWER - 8504
	OK	OUTLET WEST OF ENTRY HALLWAY IS LOOSE -
	OIL	SWITCH OUTLETS ARE PULLING OUT OF WALL - 8505
	OK	MISSING EXTERIOR ENTRY LIGHT - 8505
		POWDER ROOM -
	OK	MOA CLOSED - SCREEN PANEL DOWN STAY (JUNCTION BOX)
	OK	ADJUST ENTRY DOOR CLOSED - 8504
	→	GFCI BY SINK DOESN'T TRIP W/ TESTER - 8505
	NO ACCESS	RM #0 (1A)
		3 PRONG OUTLET UNDER WINDOW HAS REVERSE
		POLARITY - 8505
		PROPERLY INSTALL OUTLET + COVER ON EAST WALL
		INSTALL GLOBE ON CEILING LIGHT IN CLOSET +
		SWITCH PLATE COVER - 8505
OIL		REPAIR MISSY WINDOW FRAME -
2/10/16		BATH -
		REPAIR DRYWALL UNDER SINK - 8509
		REPLACE STEEL HEAD.

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		DINING Rm.
	NO	EXTENSION DOWN IS RUBBER W/ CONCRETE -
		NEED OPERABLE WINDOWS TO MEET 4% OF FLOOR AREA - 8502
		EXTINGUISHERS SERVICE BY SPEARS 07/2015
	OK	CUTTER RIGHT OF FIRE PLACE HAS NO PANEL
	✓ PERMIT	AND LEFT OF F.P.
		NO PANEL TO ALL CUTTERS AND ALL CUTTERS LOOSE.
		KITCHEN -
	OK	CUTTERS BY HAND SWK REQUIRE GFCI PROTECTION - 8505
	NO	NORTH STAIRWAY DOWN MUST SELF CLOSE & LATCH - 8504
	OK	REFRIGERATION ROOM - RESTORE LIGHTING - 8506
	OK	INSTALL GLOBE & LIGHT IN VESTIBULE - 8505
		CELLAR -
	OK	PAINTING - ADJUST DOWN TO SELF CLOSE & LATCH - 8504
	ACCESS OK	TOOL ROOM - FIRESTOP CEILING PENETRATIONS WITH MINERAL WOOL (ROXUL)

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HOUSING INSPECTION CODE VIOLATION NOTICE

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		Boiler Room -
		Boiler STATE CERTIFIED 12/6/13
		STORAGE Room - MOVE ALL STORAGE BACK INTO THIS ROOM -
		MINE ALL STORAGE FROM BOILER ROOM + OLD HELL ROOM TO THIS ROOM - 8509
		LAUNDRY - NAV
		MAIN ROOM -
OK		MISSING WIRE MOUNTING S.W. WALL - 8505
NO		3 PUNCH CUTS ON S WALL HAS OPEN GROUND - 8505
OK		FIRE STOP FIRE CHASES IN CEILING WITH MINERAL WOOL - 8509
		CHAPTER ROOM -
NO		FIRE STOP FIRE CHASES IN ACTIVE ROOM CEILING
OK		REPAIR FIRE DOOR @ TOP OF WEST STAIRWAY TO SELF CLOSE & LATCH - 8505
NO		REPAIR DOUBLE DOORS IN SOLARIUM TO CLOSE & LATCH - 8504

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	Extension -
OK	REPAIR GUTTERS & DOWNSPOUTS - 850P
NO	INSTALL WEATHER PROOF JUNCTION BOX
1	COVER @ SW END - 850S
	INSTALL VACUUM BREAKERS @ HOSE BIBBS.
NO	SCRAPE & PAINT WOOD TRIM AS NEEDED.
OK	REPLACE WINDOW PANE WITH HOLE IN IT - 850G
NO	SECURE & PAINT DOWN TRIM @ EAST DEN.
NO	[MOST WINDOWS ARE MISSING HARDWARE THAT KEEPS WINDOW IN PLACE WHEN OPEN, REPLACE MISSING HARDWARE. ALL WINDOWS REQUIRE SCREENS MAY 1-OCT 31- 8502.
NO	[DIMINISH Rm & SOLARIUM Rms REQUIRE OPERABLE WINDOWS TO MEET 4% OF THE FLOOR AREA. SEVERAL WINDOWS IN THESE ROOMS ARE SEALED SHUT - 884

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Authorized Agent Signature/Date _____



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

Phone: (734) 794-6264

Fax: (734) 994-8460

rentalhousing@a2gov.org

www.a2gov.org

July 16, 2015

1000 Hill St

ADDENDUM

W

The transom windows above the sleeping room doors are not fire rated (plywood)
Properly fire rate the transoms with 5/8" fire rated drywall, both sides.

If you have any questions, please let me know,

Sincerely,

Terry Root

troot@a2gov.org

(12/4/2015 8:37 AM TR)

Rm #12- Repair ceiling and wall from roof leak — NO ROOF NOT REPAIR YET.

Rm #8- Repair entry door to self close and latch — OIL

Bath- Install proper shower light lens — OIL

Rm #0- Provide access-See notes on initial inspection report — OIL

Dining rm- Exterior door is rubbing on concrete — OIL

Solarium- Repair double doors to self close and latch — DOORS TO BE REPLACED / WITH PORMA

Kitchen- North stairway door must self close and latch — OIL

Cellar

Storage room- Move all storage back into this room — NO

Main room- 3 prong outlet on wall has open ground — OIL

Chapter room- Properly firestop all fire chases with mineral wool — OIL

Exterior-

Install a weatherproof cover on the junction box, southwest — OIL

Scrape and paint wood trim as needed — NO

Secure and paint door trim at east door — OIL

Repair/replace all windows and install screens — NO

Repair all operable windows in solarium and dining room to open and operate properly — NO

Properly fire rate the transom windows above the sleeping room doors — NO



Permit #: CR1491

Applicant Name: ALPHA MGT. GROUP/ALLAN LUTES

User ID: TR

Type: 2ND RE-INSPECTION

Inspector: ROOT TERRY

Remarks:

New Notes:

Add

Existing Notes:

(2/11/2016 8:00 AM TR)
 Room #12-
 Repair ceiling and wall from roof leak
 Roof is still leaking, (management is planning on replacing the roof this spring-permit required)
 Solarium-
 Repair double doors to self close and latch-
 (Management is planning on replacing the fire doors-permit required)
 Storage room-
 Move all storage back into this room (Agent doesn't have key)
 Exterior-
 Scrape and paint wood trim as needed
 General notes for entire building-
 Repair/replace all windows and install screens
 Repair all operable windows in solarium and dining room to open and operate properly
 Properly fire rate the transom windows above the sleeping rooms

OK

Cancel



1000

STATEMENT


INSECTECH
P. O. Box 970852
Ypsilanti, MI 48197
(734) 487-7024

Acct: 2981
Date: 10/07/15
Page: 1

FILE COPY

Alpha Management
6921 Jackson Rd.
Ann Arbor, MI 48103

SERVICE TO
Psi Upsilon
1000 Hill
Ann Arbor, MI 48104

DATE	DESCRIPTION	AMOUNT	BALANCE		
09/17/15	Invoice # 63163 REGULAR COMMERCIAL SERVICE	66.00	66.00		
DATE PAID _____ CHECK # _____ ACC PAY _____ J.E.# _____ WORK ORDER# _____ CUSTOMER _____ PROPERTY _____ APPROVED BY _____					
PASS 1000 Hill 					
Account #	0-30 Days	31-60 Days	61-90 Days	Over 90	AMOUNT DUE
2981	66.00	0.00	0.00	0.00	66.00

STATEMENT

INSECTECH
 P. O. Box 970852
 Ypsilanti, MI 48197
 (734) 487-7024

Acct: 2981
 Date: 08/06/15
 Page: 1

Alpha Management
 6921 Jackson Rd.
 Ann Arbor, MI 48103

SERVICE TO
 Psi Upsilon
 1000 Hill
 Ann Arbor, MI 48104

DATE	DESCRIPTION	AMOUNT	BALANCE
07/16/15	Invoice # 62369 REGULAR COMMERCIAL SERVICE	66.00	66.00

DATE PAID _____
 CHECK # _____
 ACC PAY _____
 J.E.# _____
 WORK ORDER# AS
 CUSTOMER _____
 PROPERTY 1000 Hill
 APPROVED BY [Signature]

Account #	0-30 Days	31-60 Days	61-90 Days	Over 90	AMOUNT DUE
2981	66.00	0.00	0.00	0.00	66.00

NFPA Fire Alarm Inspection & Test Form

INSPECTION AND TESTING FORM

DATE: 11-12-14
 TIME: 8:20 AM

SERVICE ORGANIZATION

Name: Stanley Convergent Security Solutions
 Address: 50477 Pacific Trail, Wixom MI
 Representative: JIM KNAPP
 License No.: 5201742
 Telephone: 248-669-4700

PROPERTY NAME (USER)

Name: PST Upsilon
 Address: 1000 Hill St Ann Arbor MI 48103
 Owner Contact: MOD
 Telephone: 917-791-0512

MONITORING ENTITY

Contact: Stanley CSS
 Telephone: 877-476-4968
 Monitoring Account Ref. No.: 747511141

APPROVING AGENCY

Contact: Ann Arbor F.D.
 Telephone: 734-665-0695

TYPE TRANSMISSION

- McCulloh
- Multiplex
- Digital
- Reverse Priority
- RF
- Other (Specify) _____

SERVICE

- Weekly
- Monthly
- Quarterly
- Semiannually
- Annually
- Other (Specify) _____

Control Unit Manufacturer: Honeywell
 Circuit Styles: B
 Number of Circuits: 8
 Software Rev.: _____
 Last Date System Had Any Service Performed: _____
 Last Date That Any Software or Configuration Was Revised: _____

Model No.: 5800

ALARM-INITIATING DEVICES AND CIRCUIT INFORMATION

Quantity of Devices Installed	Circuit Style	Quantity of Devices Tested	
	<u>B</u>		Manual Fire Alarm Boxes
<u>17</u>	<u>"</u>	<u>17</u>	Ion Detectors
<u>6</u>	<u>"</u>	<u>6</u>	Photo Detectors
			Duct Detectors
			Heat Detectors
			Waterflow Switches
			Supervisory Switches
			Other (Specify): _____

Alarm verification feature is disabled enabled

7-7-15 LHM For Payment DS



Chimnee Cricket
32551 Schoolcraft Rd.
Livonia, MI 48150

Phone: (800) 353-7668

Website: www.chimneecricket.com

Email: customerservice@chimneecricket.com



GE Capital Retail Bank
0% Interest for 12 Months

Handwritten: \$290.85
Work Order 57813-1

Customer Alpha Remodeling (George Conkey)
Service Location 1000 Hill St
 Ann Arbor, MI 48104
Summary Cleaning & Inspection x3
Duration 1:00 Hours
Start 7/6/15 12:00 PM
End 7/6/15 1:00 PM
Arrive Between 12:00 PM - 2:00 PM
Employee Assignments James

Contact George Conkey
Phone Number (734) 997-9777
Work Number
Home Number (734) 997-9777
Mobile Number (734) 320-7996

Charge Name	Description	Quantity	Unit	Charge
Chimney Cleaning	Basic clean, Includes level 1 inspection. Call on the way 45 mins ahead he will meet you there (734)-320-7996	1.00	Cleaning	\$96.95
Chimney Cleaning	Basic clean, Includes level 1 inspection.	1.00	Cleaning	\$96.95
Chimney Cleaning	Basic clean, Includes level 1 inspection.	1.00	Cleaning	\$96.95

Completed

Subtotal \$290.85
Tax \$0.00

Total \$290.85

all three chimney flues & fireplaces are in good condition and are safe to burn I had to move screen to clean put back best as possible

RELEASE OF LIABILITY: Upon inspection of the chimney located at the customer location, I have determined the chimney is not safe to burn. A chemical deglaze, repair work or new chimney liner is hereby recommended. This letter is to inform you that Chimnee Cricket Inc. has informed you that this chimney is not safe to burn. A level 2 inspection may be required.
Sweep: _____
Homeowner: _____

CUSTOMER VERIFICATION

I have read this form and now understand which areas of my chimney system appear to be satisfactory and which areas are not.
Signed: Not present Date: _____
We accept all major credit cards. Checks made out to anyone else will void this entire contract and all warranties. Rescission Clause: Customer has three days to request deposit back for work ordered. Clause does not apply to work orders that have parts ordered in advance. All jobs are COD. If customer does not pay contract within 30 days of completion, Chimnee Cricket Inc. has the right to remove all materials purchased for this job.



Permit #: CR1494

Applicant Name: ALPHA MGT. GROUP/ALLAN LUTES

User ID: TR

Type: ADDITIONAL RE-INSP

Inspector: ROOT TERRY

Remarks:

New Notes:

Empty text area for new notes

Add

Existing Notes:

(3/21/2016 10:42 AM TR)

Not ready

Room #12-

Repair ceiling and wall from roof leak

Roof is still leaking, (management is planning on replacing the roof this spring-permit required)

Solarium-

Repair double doors to self close and latch-

(Management is planning on replacing the fire doors-permit required)

Storage room-

Move all storage back into this room (Agent doesn't have key)

Exterior-

Scrape and paint wood trim as needed

General notes for entire building-

Repair/replace all windows and install screens

Repair all operable windows in solarium and dining room to open and operate properly

Properly fire rate the transoms above the sleeping rooms -OK (transoms are currently fire rated with 2 layers of 5/8" drywall)

No Return

No Return

OK

Cancel





CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Rental Housing Services
301 E Huron St, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6264
Fax: (734) 994-8460
rentalhousing@a2gov.org

****PRE POSTING NOTICE****

5/10/2016

ALPHA MGT. GROUP/ALLAN LUTES
6921 JACKSON RD
ANN ARBOR, MI 48103

RE: 1000 HILL ST
Property Record Number: CR1491

Dear Owner/Agent:

In the City of Ann Arbor it is considered a violation to lease or make a housing unit available for lease without a valid certificate of compliance. (Ann Arbor Housing Code 8:516.4)

The following violations must be corrected prior to certification:

- 1. Room #12- Repair ceiling and wall from roof leak. 8:509**
- 2. Repair/ replace roof (permit req. if replacing)-8:518**
- 3. Solarium- Repair double fire doors to self close and latch.-8:504**
- 4. Repair/replace all windows and install screens-8:502**
- 5. Repair all operable windows in Solarium and dining room to open and operate properly and install screens-8:502**
- 6. Storage room- Move all storage back into this room.-8:509**
- 7. Scrape and paint all exterior wood as needed.-8:509**

A record check has been scheduled for **5/25/2016**

All violations must be corrected by this date or the property will be posted as non-compliant

There is a \$100.00/per unit fee assessed with the initial posting, reposting fees are \$150.00/per unit.

Postings can be removed when after corrections are made and the property has gained compliance per Chapter 105 Ann Arbor Housing Code 8:513.1(G)

If you have any questions or comments please contact:

CITY OF ANN ARBOR RENTAL HOUSING SERVICES
(Contact information provided above)



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Rental Housing Services
301 E Huron St, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6264
Fax: (734) 994-8460
rentalhousing@a2gov.org

****PRE POSTING NOTICE****

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ANN ARBOR, MI 48103

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- 7. Scrape and paint all exterior wood as needed.-8:509**

Obtain permits and apply to the Housing Board of Appeals for a 60 day extension.

The deadline is **06/03/16 @ 7:30 a.m.** Failure to do so will result in the property being posted.

The property is not allowed to be occupied until all corrections have been made and a Certificate of Compliance has been issued.

There is a \$100.00/per unit fee assessed with the initial posting, reposting fees are \$150.00/per unit.

Postings can be removed when after corrections are made and the property has gained compliance per Chapter 105 Ann Arbor Housing Code 8:513.1(G)

If you have any questions or comments please contact:

Terry Root troot@a2gov.org

CITY OF ANN ARBOR RENTAL HOUSING SERVICES



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Rental Housing Services
301 E Huron St, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6264
Fax: (734) 994-8460
rentalhousing@a2gov.org

DO NOT REMOVE

Any person(s) violating or removing this notice is subject to a fine of not more than \$500.00 and costs of prosecution or by imprisonment for not more than 90 days, or both.

NOTICE OF NON COMPLIANCE

1000 HILL ST

Ann Arbor MI48104

THIS BUILDING OR PORTION THEREOF IS NON COMPLIANT DUE TO THE FOLLOWING CONDITION(S):

FAILURE TO CORRECT VIOLATIONS WITHIN THE TIME LIMITS SPECIFIED
FAILURE TO OBTAIN A CURRENT CERTIFICATE OF COMPLIANCE WITH THE CITY OF ANN ARBOR

City of Ann Arbor Housing Code – Chapter 105, Section 8:516(4) – Certificate of Compliance:

“No person shall lease or otherwise make a dwelling or rooming unit available for occupancy if a certificate of compliance is not in effect for the unit. Violators of this subsection who the city has notified at least 10 days prior to prosecution shall be punished by a fine of not less than \$200.00.”

Per the Rental Housing Code Chapter 105 section 8:522:

All tenants have the right to put their rent money in escrow for all unregistered rental units and/or those posted as non compliant. The lack of a certificate will not justify the removal of a tenant without court action following notice under MCR 4.201.

For question and inquires about this notice please contact.

Terry Root troot@a2gov.org

Insert Inspectors Name, Cell Phone Number, e-mail / Contact office for Registration violations

HBA16-005



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

6-1-16

Mailing: 301 E. Huron St. | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6263 | f. 734.994.8460 | building@a2gov.org

APPLICATION FOR VARIANCE AND/OR TIME EXTENSION
HOUSING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: ALPHA MANAGEMENT GROUP
Address of Applicant: 6921 JACKSON RD STE 100 ANN ARBOR MI 48103
Daytime Phone: 734-769-1900 Fax: 734-769-1028
Email: GCONKETE@ALPHAMG.NET
Applicant's Relationship to Property: "AGENT of RECORD" for the PROPERTY

Section 2: Property Information

Address of Property: 1000 HILL STREET
Zoning Classification: R4C / 0251-251 FRANKLIN/5020212125
Tax ID# (if known): Ein: 38-8091523
*Name of Property Owner: Pri Alumni CORPORATION of PSICB: 10N
**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s)

from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Example: Chapter 105, Section 5:26 Example: 6', 8" Basement Ceiling Height Clearance Example: 6', 6" Basement Ceiling Height Clearance

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

Time Extension For Completion of Violations

Section 4: Variance Request (If not applying for a variance, skip to section 5)

The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Housing Board of Appeals.

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

3. What effect will granting the variance have on the neighboring properties?

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

5. Is the condition which prevents you from complying with the ordinance self imposed? How did the condition come about?

Section 5: Time Extension

Current use of the property

*TRAFLETNTH ON SORSAITY OR
~~COMMUNITY HOUSING~~ CO-OP HOUSING*

Explain why you are requesting a time extension:

PLEASE SEE ATTACHED LETTERS!!

Section 6: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Housing Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets**.

- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- A Complete List of Tenant Names so that they can be notified that the HBA will do a 'walk-through' of the property on the day of the hearing.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone Number

Signature

Email Address

Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct. I acknowledge that I've received all instructions, time, date and place of meeting and will be present to present the appeal. Staff will not send additional notification of meeting times.

Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Housing Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Signature

On this _____ day of _____, 20____, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

Notary Public Signature

Notary Commission Expiration Date

Print Name

STAFF USE ONLY

Date Submitted: 6-1-2016 Fee Paid: \$500.00
File No.: HBA16-005 Date of Public Hearing _____
Pre-filing Staff Reviewer & Date _____ HBA Action: _____
Pre-Filing Review: _____
Staff Reviewer & Date: _____

1000 Hill Street

Property Record CR1491

Time Extension Request:

Please see the 7 items that remain from the original 9 page city inspection violations list and our explanation of why we are requesting an extension of time.

- 1) Room 12 ceiling repair: This ceiling will be repaired when the roof area above is torn off and replaced. The roofing contractor will be pulling a permit with the city for this job.
- 2) Repair/ Replace the roof: The replacement of this room has been quoted by two very competent roofing contractors that specialize in slate roofs and the projected cost to replace the entire roof is \$180,000 and the Alumni owners group does not have this kind of reserves and need to do a fund raising campaign to get the entire roof replaced in as soon as they have the funds raised. The owners group has had to run the house as a rental co-op because the fraternity got kicked off campus three years ago and they have been renting rooms and running at a financial loss for the last three years.
- 3) Solarium double doors: If you make the original doors close and latch with the proper hardware for the French doors that are in the opening now the primary door does not meet final egress width as each door panel is only 30 inches wide and final egress needs to be a minimum of 36 inches wide. We have a lock and door company that is getting us numbers to replace the French doors with a single 42 inch door to meet final egress and fire raiting. The door company will pull the permit as soon as they get the proper door for the opening. The permit should be pulled in the next two weeks for the door replacement.
- 4) Repair/Replace all windows and install screens: We are in the process of completing this request. We are trying to locate hardware to use on the windows that have not been repaired, or had screens for the past 20 years. I had conversations with some of the older Alumni at the board meeting and they are the ones that have stated not having screens in the windows for at least 20 years. There are over 100 windows in the house and

replacing the hardware on the windows will require finding hardware, then modifying the hardware to fit the application. We are in the process of making all the needed screens and have repaired some of the windows with hardware as we get it in. We will have this task done in 30 to 60 days.

- 5) Repair all operable windows in the dining room and solarium: We have hardware coming in for these windows that should be here this week. We have handles and screens on the dining room windows but are waiting on the window stay hardware. We are working on the solarium windows that have been shut up for years and are working on getting the window handles for these windows. We will have this task completed in the next 30 days.
 - 6) Storage room move all furniture back to the proper storage room: This task has been completed for at least two months.
 - 7) Scrape and paint all exterior wood as needed: Again this is another open ended request that could take thousands of dollars to complete that the Alumni do not have at this time. We will try to scrape and touch up areas that look to be the in need the most and have it completed in the next 60 days.
-



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) 794-6264
Fax: (734) 994-8460

July 7, 2016

Alpha Management Group
6921 Jackson Rd Ste 100
Ann Arbor, MI 48103

Re: 1000 Hill Street, Ann Arbor, Michigan 48103
Parcel Identification Number ("PIN"): 09-09-33-204-012

Dear Alpha Management Group:

Please consider this as a reminder to attend the Ann Arbor Housing Board of Appeals meeting for your Time Extension request.

The meeting will take place on Tuesday, July 12, 2016 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials to the meeting for your presentation of the variance request if needed.

Sincerely,

Lisha Turner-Tolbert
Rental Housing Services Manager



CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104
(734) 794-6267

Receipt Number: 2016-00056831

Project Number HBA16-005
Receipt Print Date: 06/01/2016
Address 1000 HILL ST
Applicant ALPHA MANAGEMENT GROUP
Owner PHI ALUMNI CORP
Project Description TIME EXTENSION TO COMPLETE 7 VIOLATIONS

FEEES PAID

0010-033-3370-0000-4362

P&D - APPEAL FEES 15/16

HBA

0010-033-3370-0000-4362

500.00

Total Fees for Account 0010-033-3370-0000-4362:

500.00

TOTAL FEES PAID

500.00

DATE PAID: Wednesday, June 1, 2016

PAID BY: LOGOS

PAYMENT METHOD: CHECK 1562