

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Building Boards of Appeals Meeting of July 10, 2014**

**SUBJECT: 3045 Springbrook**

**STAFF RECOMMENDATION**

**There was a fire at this address in February 2013 that gutted the structure and burned through the roof. The insurance company is contesting the claim. During the 12 month period, the tarp has detached from the roof and the interior has been open to the elements.**

**There has also been illegal entries into the house and garage. The structure is an attractive nuisance as well as a dangerous structure.**

The proposed motion is as follows:

I move that the Building Board of Appeals order this property demolished as soon as the appeal time period has expired.

**DESCRIPTION AND DISCUSSION**

Respectfully,

Ralph Welton  
Chief Development Officer & Building Official





**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  
rwelton@a2gov.org

**DANGEROUS BUILDING  
ORDER TO SHOW CAUSE ON JULY 10, 2014**

June 25, 2014

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

Yvonne Smith  
3045 Springbrook  
Ann Arbor, MI 48108

Re: Dangerous Building at 3045 Springbrook, Ann Arbor, MI 48108  
Parcel Identification Number ("PIN"): 09-12-10-111-017

Dear Ms. Smith:

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 July 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:

LOT 110 SPRINGWATER SUB NO 1

Dangerous Building Notice & Order  
Page 2 of 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.

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](mailto:rwelton@a2gov.org)

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

Sumedh Bahl, Community Services Area Administrator  
Kristen Larcom, Sr. Assistant City Attorney

**cc (w/attachment and enclosure)**

Safeguard Properties – <a href="mailto:sherri.anderson@safeguardproperties.com">sherri.anderson@safeguardproperties.com</a>
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Sheila Talbot  
6308 Oakdale Drive  
Brighton, MI 48116

Cheryl Smith  
5164 Girard Drive  
Lakeland, MI 48143



**RALPH WELTON  
CHIEF DEVELOPMENT OFFICIAL  
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rwelton@a2gov.org

**DANGEROUS BUILDING NOTICE AND ORDER**

May 20, 2014

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

Yvonne Smith  
3045 Springbrook  
Ann Arbor, MI 48108

Re: Dangerous Building at 3045 Springbrook, Ann Arbor, MI 48108  
Parcel Identification Number ("PIN"): 09-12-10-111-017  
LOT 110 SPRINGWATER SUB NO 1

Dear Ms. Smith:

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 and legal description ("the Property"). The City is sending, by certified and first class mail to the address indicated below, a copy of this letter to all other parties known to the City who may have an interest in this Property.

This letter is to provide notice that the City finds the above 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 subsections 2, 6, 7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Fire damaged throughout
- Weather damaged through open roof
- Structural Disintegration

The City requires that you contact me by 4:00 p.m. on Friday, May 23, 2014, to explain your plans for initiating the work necessary to restore or demolish the property listed above.

The City requires restoration or demolition be completed no later than June 20, 2014. Proper permit application and documents are required.

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 City. I can be reached by email or telephone.

Sincerely,



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

cc:

Sumedh Bahl, Community Services Area Administrator  
Kristen Larcom, Sr. Assistant City Attorney

**cc (w/attachment and enclosure)**

Safeguard Properties –  
[sherri.anderson@safeguardproperties.com](mailto:sherri.anderson@safeguardproperties.com)

Sheila Talbot  
6308 Oakdale Drive  
Brighton, MI 48116

8:390 – Emergency Cases. In cases where it reasonably appears that there is immediate danger to the public safety or health unless a dangerous building or structure as defined in section 8:382 is immediately demolished or otherwise made safe, or whenever any building or structure becomes open at door(s) or window(s), or damaged from vandalism, fire, or other cause, leaving the interior of the structure exposed to the elements, or accessible to entrance by trespassers; and the owner(s) or other responsible party is unable to be immediately contacted; and where the city determines that it is inappropriate to delay making such buildings secure; the Building Department shall report such facts to the City Administrator who shall cause the immediate repair or demolition of such dangerous building or structure. The costs of such emergency repair or demolition shall then be collected in the manner as provided for in section 8:387 of this chapter.