

## ANN ARBOR BUILDING BOARD OF APPEALS

Show Cause Hearing for Dangerous Building at 721 South Division, Ann Arbor, MI 48104 (Parcel Identification Number: 09-09-29-420-004).

Hearing date: June 9, 2016

### STAFF REPORT

**Staff recommends:** that the Building Board of Appeals find that the building is a dangerous building and order that it be demolished for reasons explained below.

### DESCRIPTION AND DISCUSSION

**Property Owner's Name and Address:**

Raymond C. Williams

**Other interested parties:** None known.

The building on this property is a single family house.

An inspection was conducted by staff on May 5, 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 October 6, 2015 to the owner stating that the Building Official has found the building is a dangerous building and orders the owner to contact the Building Official by October 16, 2015.

An Order to Show Cause was sent on May 16, 2016 to the owner 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 this building that is subject to the show cause hearing, is a dangerous building based on conditions that are included, but are not limited to, the following:

This building meets all of these descriptions of dangerous buildings in the code. The resulting deterioration of the house from neglect makes this an attractive nuisance. The deterioration of the house compromises its structural integrity. The owner must allow the Building Official or the Fire Inspector access to investigate the interior of the property for construction, health and safety violations within the next 7 days from this hearing. If the owner does not comply the City will issue non compliance tickets and post the property as unfit for human habitation. The property should be condemned due to health, safety and dilapidated building conditions and that the property has no safe access into the property for life safety and normal ingress and egress.

Note that the proposed motion provided below is merely a suggestion as the Board's ultimate decision is completely within the Board's discretion.

### PROPOSED MOTION

I move that in the case of the Show Cause hearing for BBA Case # BBA15-026\_ concerning the Building at 721 South Division Street, 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:

\_\_\_\_\_  
\_\_\_\_\_



10/06/2016 11:03:11



10/06/2016 11:03:49







6 11:10:21









**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

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

September 22, 2016

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

Raymond C. Williams  
721 South Division Street  
Ann Arbor, MI 48104

Re: 721 South Division Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-420-004

Dear Mr. Williams:

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 721 South Division Street.

The meeting will take place on **October 13, 2016 at 1:30 p.m.** on the 2<sup>nd</sup> 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



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Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
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Fax: (734) 994-8460

August 1, 2016

Raymond C. Williams  
721 South Division Street  
Ann Arbor, MI 48104

Re: 721 South Division Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-420-004

Dear Mr. Williams:

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 721 South Division Street.

The meeting will take place on Thursday, August 11, 2016 at 1:30 PM on the 2<sup>nd</sup> 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



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July 11, 2016

Raymond C. Williams  
721 South Division Street  
Ann Arbor, MI 48104

Re: 721 South Division Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-420-004

Dear Mr. Williams:

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 721 South Division Street.

The meeting will take place on Thursday, July 14, 2016 at 1:30 PM on the 2<sup>nd</sup> 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  
Cstrong@a2gov.org

**DANGEROUS BUILDING  
ORDER TO SHOW CAUSE ON JUNE 9, 2016 at 1:30 p.m**

May 16, 2016

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

Raymond C Williams  
721 South Division Street  
Ann Arbor, MI48104

Re: 721 South Division Street, Ann Arbor, Michigan 48104  
Parcel Identification Number: 09-09-29-420-004

Dear Mr. Williams:

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 **June 9, 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:

S 48 FT OF W 90 FT LOT 9 WEINBERGS SUB

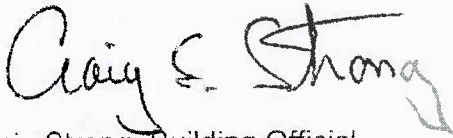
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

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, sweeping "C" and "S".

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

Enclosures (Dangerous Building Notice & Order)

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  
cstrong@a2gov.org

**DANGEROUS BUILDING NOTICE AND ORDER**

October 6, 2015

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

Raymond C Williams  
721 South Division Street  
Ann Arbor, MI 48104

Re 721 South Division Street, Ann Arbor, Michigan 48104  
Parcel Identification Number ("PIN"): 09-09-29-420-004

Dear Mr. Williams.

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:

**S 48FT OF W 90 FT LOT 9 WEINBERGS SUB**

This letter is to provide notice that the City finds that the buildings on this 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 subsection[s] **1, 2, 3, 5, 6, 7, 8, 9**. A copy of Chapter 101 is enclosed. Specific defects that render the building dangerous include, but are not limited to, the following:

- **Excessive storage**
- **Deteriorating envelope of house.**
- **Collapsing accessory structures**
- **Debris and accumulation of possessions in yard and on front porch**
- **Front porch roof and foundation collapsing**
- **Excessive overgrowth of vegetation**
- **Garage is open to vagrants and animals**

It is requested that you contact the Building Official by the end of the business day on October 16, 2015 to discuss your intentions for restoring or demolishing the property 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 City. 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 "S".

---

Craig Strong Building Official  
City of Ann Arbor Construction Services  
[cstrong@a2gov.org](mailto:cstrong@a2gov.org)

Enclosure (Dangerous Buildings Ordinance)

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