



## 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: 4-4-16**

**TIME: 1:00 PM**

**LOCATION: 2001 COMMERCE DRIVE**

**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.
- Property appears to have been abandoned for some time. The present owner has not communicated why this property has been neglected and or what the future intent may be.
- This building has become a hangout for undesirables. The entire structure is covered with graffiti; there may also be possible cleaning leakages; health and safety issues and other aspects that are recognized with abandoned properties. The property is considered dangerous to the public for these reasons alone besides the current physical condition.

- The buildings are open to the elements, such that they constitute an attractive nuisance to children and others for unlawful purposes.

**UPDATES:**

1-11-16: Meeting held in our office with owner representative Paul Girard to discuss their options. They elected to apply for demolition permit and applied for necessary utility cut-offs and environmental reports. Our office has received a few updates from Paul over the last few weeks but still demolition permit has not yet been issued due to electrical cutoff that has been scheduled but not completed. Owner clearly knows the City recommendation to have these buildings demolished and removed from site. As to date, Owner has not identified his contractor and knows this is a permit requirement. We believe that owner has paid all back due property taxes to date. We have expressed to P.Girard and Owner this is a priority and demolish must commence within 30 days.

2-9-16: Telephone call from P. Girard. They have awarded the environmental contract to Jeff Anaganostou, PECPG to be completed within 3 weeks. Currently, electrical utility cut-off is being reviewed with DTE Energy for their assessment.

The building service doors have all been secured and temporary orange caution fence has been installed across the building openings from entrance.

4-4-16: The City received a call from agent P. Girard that he has scheduled all utility cutoffs and he has supplied to my office the site environmental study for the demolition of the buildings. Now we are waiting to issue the demolition permit once all back property taxes and utilities have been made current and paid in full. PPACE

**Recommendations**

We recommend that the Building Board of Appeals find the structure to be a dangerous building and order the owner to make the building safe.

We recommend that the buildings and underground tanks be demolished and accommodate the owner's suggested schedule to April 29, 2016 for completion of demolition and soil stabilization in place. We will require a satisfactory environmental report for permit final approval.

Thank you,



Peter Pace, Assistant Building Official  
City of Ann Arbor

## STAFF RECOMMENDATION

Staff recommends that the Building Board of Appeals find the buildings on the property at 2001 Commerce Drive to be dangerous buildings under Chapter 101 of the Ann Arbor City Code and order the owner to demolish the building.

Under City Code Section 8:382(2), (5), (7), (9), and (10) a building is a dangerous building if it is:

- (2) Structurally weakened or less stable and does not meet minimum code requirements due to deterioration.
- (5) Partial or complete collapse is likely due to dilapidation, deterioration, or decay, or some portion of the foundation is likely to fall or give way.
- (7) Attractive nuisance to children or to other trespassers due to abandonment and damage by deterioration.
- (9) Exposed to the elements or entry by trespassers due to being vacant, dilapidated and open.
- (10) Unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent.

As evidenced in the photographs provided to the Board, these buildings meet all of the descriptions of dangerous buildings above. They have been unoccupied for 180 days. The buildings are damaged by deterioration and dilapidation so that they are structurally compromised, do not meet the minimum requirements of applicable codes, and may injure persons or damage property. The apparent abandonment and condition of the buildings make them an attractive nuisance to children or other trespassers, who may suffer injury due to the dangerous conditions. Being open to the elements they will only continue to deteriorate. The owner has expressed an understanding that the buildings are beyond repair and must be demolished due to severe deterioration and dilapidation, but staff recommends that that the Board order the owner to demolish the buildings and provide the owner with a time frame.

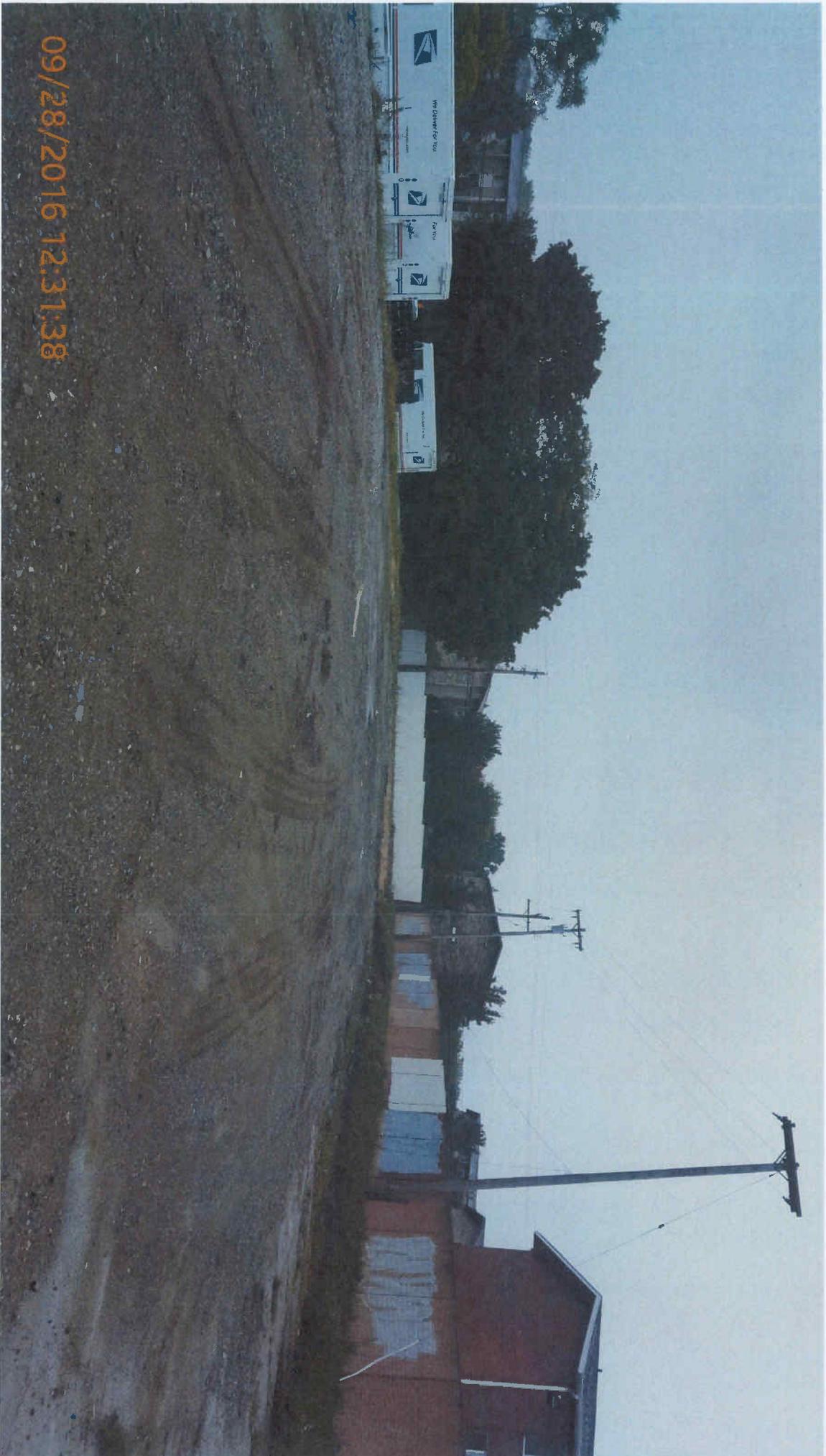
## PROPOSED MOTION

I move that in the case of the Show Cause hearing for BBA Case # 16-003, concerning the Building at 2001 Commerce Drive, Ann Arbor, Michigan, Ann Arbor, Michigan, the Building Board of Appeals finds that the buildings are dangerous buildings as defined in Section 8:382 of Chapter 101 of the Ann Arbor City Code and orders that the owner

shall cause the buildings to be demolished. The owner shall commence the necessary work by May 1, 2016 and shall complete the work by May 27, 2016. If the owner fails to comply with this Order then the City may cause the Buildings to be demolished.

**THIS ORDER IS BASED ON THE FOLLOWING FINDINGS:**

- The buildings have been unoccupied for a period of 180 consecutive days or longer and the owner agrees that they should be demolished.
- Because they appear to be abandoned, are severely deteriorated, and open to the elements, they are an attractive nuisance to children or to other trespassers who could easily be injured if they enter onto the property.
-



09/28/2016 12:31:38



09/28/2016 12:31:41



# DEMOLITION PERMIT CITY OF ANN ARBOR

BUILDING DEPARTMENT  
301 E Huron St, P.O. Box 8647  
Ann Arbor, MI 48104  
Phone: (734) 794-6267  
Fax: (734) 994-8460

PLEASE VISIT THE CITY WEB SITE TO SCHEDULE YOUR INSPECTION - [WWW.A2GOV.ORG/permits](http://WWW.A2GOV.ORG/permits)

Permit Number: **DEMO16-0003**

Construction Type:

Use Group:

Work Type: **COMMERCIAL**

**DEMOLITION OF EXISTING CARWASH, DRIVEWAYS, FOOTINGS & TANKS**

Stipulations:

LOCATION	OWNER
<b>2001 COMMERCE DR</b> <b>09-09-31-208-034</b>	<b>HIJAZI ALI</b> <b>2455 TRAVER BLVD</b> <b>Ann Arbor, MI 48105</b>
<p>Approved plans must be retained on job and this card kept posted until final inspection has been made. Permits and inspection notices must be posted at a single location on site (electrical panel, etc.). Where a Certificate of Occupancy is required, such building shall not be occupied until final inspection has been approved. Minimum 24 hour notice required for inspection. You must request inspection.</p>	CONTRACTOR
	<b>Powers Construction Co LLC</b> <b>9640 Stinchfield Woods Rd</b> <b>Pinckney, MI 48169</b> <b>(734) 216-9191</b>

Permit Item	Account Number	Fee Basis	Amount
DEMOLITION-ALL STRUCTURES	0026-033-3330-0000-431	0	300.00

Craig Strong

Date Issued: **05/09/2016**

**Fee Total: \$300.00**

Date Expires: **11/05/2016**

**Amount Paid: \$300.00**

Building Official

**BALANCE DUE: \$0.00**

I agree this permit is only for the work described and does not grant permission for additional work which requires separate permits. I understand that this permit will become invalid, and null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days any time after work has commenced, and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as authorized agent. I agree to conform to all applicable laws of the State of Michigan and local jurisdiction. All information on the permit application is accurate.

Payment of permit fee constitutes acceptance of above terms.



# SOIL EROSION PERMIT CITY OF ANN ARBOR

BUILDING DEPARTMENT  
301 E Huron St, P.O. Box 8647  
Ann Arbor, MI 48104  
Phone: (734) 794-6267  
Fax: (734) 994-8460

PLEASE VISIT THE CITY WEB SITE TO SCHEDULE YOUR INSPECTION - [WWW.A2GOV.ORG/permits](http://WWW.A2GOV.ORG/permits)

Permit Number: **SOIL16-0006**

Construction Type:

Use Group:

Work Type: **COMMERCIAL**

**DEMOLITION OF EXISTING CARWASH, DRIVEWAYS, FOOTINGS & TANKS**

Stipulations:

LOCATION	OWNER
2001 COMMERCE DR 09-09-31-208-034	HIJAZI ALI 2455 TRAVER BLVD Ann Arbor, MI 48105
<p>Approved plans must be retained on job and this card kept posted until final inspection has been made. Permits and inspection notices must be posted at a single location on site (electrical panel, etc.). Where a Certificate of Occupancy is required, such building shall not be occupied until final inspection has been approved. Minimum 24 hour notice required for inspection. You must request inspection.</p>	CONTRACTOR
	<p>Powers Construction Co LLC 9640 Stinchfield Woods Rd Pinckney, MI 48169 (734) 216-9191</p>

Permit Item	Account Number	Fee Basis	Amount
SOIL EROSION PERFORMANCE BOND	0010-4040.4040	1	1,500.00
NON-RES GRADING PERMIT INCL PLAN REVI	0069-046-8500-0000-711	0	310.00

*Craig Strong*

Date Issued: **05/09/2016**

**Fee Total: \$1,810.00**

Date Expires: **11/05/2016**

**Amount Paid: \$1,810.00**

Building Official

**BALANCE DUE: \$0.00**

I agree this permit is only for the work described and does not grant permission for additional work which requires separate permits. I understand that this permit will become invalid, and null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days any time after work has commenced, and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as authorized agent. I agree to conform to all applicable laws of the State of Michigan and local jurisdiction. All information on the permit application is accurate.

Payment of permit fee constitutes acceptance of above terms.



## 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](mailto: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**

Ali Hijazi  
2455 Traver Blvd  
Ann Arbor, MI 48105

RE: 2001 Commerce Drive, Ann Arbor, Michigan 48104  
Parcel Identification Number ("PIN"): 09-09-31-208-034

Dear Mr. Hijazi:

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 2<sup>nd</sup> flr Council Chambers of Ann Arbor City Hall. At the hearing you will have the opportunity to present your evidence and testimony for an appeal to the Building Board of Appeals.

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](mailto:ppace@a2gov.org)



## 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](mailto:building@a2gov.org)

### BUILDING BOARD OF APPEALS MEETING APRIL 14, 2016 NOTICE OF CONTINUATION OF HEARING

April 1, 2016

Ali Hijazi  
2455 Traver Blvd  
Ann Arbor, MI 48105

RE: 2001 Commerce Drive, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-31-208-034

Dear Mr. Hijazi:

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 **April 14, 2016 at 1:30 p.m.** in the 2<sup>nd</sup> flr Council Chambers of Ann Arbor City Hall.

This meeting is a continuation of the Dangerous Building, Order to Show Cause Meeting from December 18, 2015.

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,

A handwritten signature in cursive script, appearing to read "Peter Pace".

Peter Pace, Deputy Building Official  
City of Ann Arbor Construction Services  
[ppace@a2gov.org](mailto:ppace@a2gov.org)



**CITY OF ANN ARBOR, MICHIGAN**

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Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6261  
Fax: (734) 994-8460

January 25, 2016

Ali Hijazi  
2455 Traver Blvd  
Ann Arbor, MI 48105

Re: 2001 Commerce Drive, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-31-208-034

Dear Mr. Hijazi:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Show Cause hearing for your property at 2001 Commerce Drive.

The meeting will take place on Wednesday, February 10, 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 for your presentation to the Board if needed.

Sincerely,

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
[cstrong@a2gov.org](mailto:cstrong@a2gov.org)  
(734) 794-6261



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Community Services Area  
Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
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Phone: (734) 794-6261  
Fax: (734) 994-8460

January 4, 2016

Ali Hijazi  
2455 Traver Blvd  
Ann Arbor, MI 48105

Re: 2001 Commerce Drive, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-31-208-034

Dear Mr. Hijazi:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Show Cause hearing for your property at 2001 Commerce Drive.

The meeting will take place on Wednesday, January 13, 2016 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the City Council Chambers. Please bring materials and interested parties to the meeting for your presentation to the Board if needed.

Sincerely,

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
cstrong@a2gov.org  
(734)794-6261



**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 DECEMBER 18, 2015, AT 1:30 P.M.**

December 7, 2015

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

Ali Hijazi  
2455 Traver Blvd.  
Ann Arbor, MI 48104

Re: 2001 Commerce Dr., Ann Arbor, Michigan  
Parcel Identification Number 09-09-31-208-034

Dear Mr. Hijazi:

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 **December 18, 2015, at 1:30 p.m.** on the **6<sup>th</sup> floor Conference Room** 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 28 BEDFORD BUTTNER COMMERCIAL SUBDIVISION**

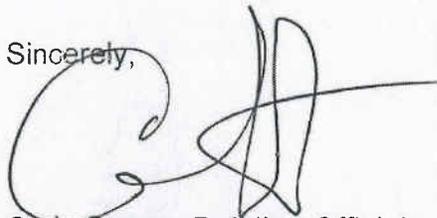
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

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 be 'CS', with a long horizontal line extending to the right.

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

Enclosures

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

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



**CITY OF ANN ARBOR, MICHIGAN**

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Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6261  
Fax: (734) 994-8460  
CStrong@a2gov.org

**DANGEROUS BUILDING NOTICE AND ORDER**

October 13, 2015

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

Ali Hijazi  
2455 Traver Blvd.  
Ann Arbor, MI 48104

Re: 2001 Commerce Dr., Ann Arbor, Michigan  
Parcel Identification Number 09-09-31-208-034

Dear Mr.Hijazi:

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 28 BEDFORD BUTTNER COMMERCIAL SUBDIVISION**

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, 5, 7 and 9. A copy of Chapter 101 is enclosed. Specific defects that render the buildings dangerous include, but are not limited to, the following:

- The buildings are damaged by deterioration so that they are structurally compromised, do not meet the minimum requirements of applicable codes, and may injure persons or damage property.
- The buildings are open to the elements, such that they constitute an attractive nuisance to children and to others for unlawful purposes.
- See enclosed photographs.

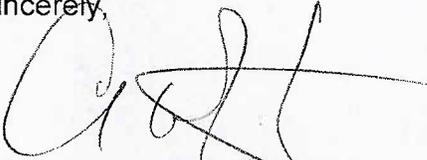
It is requested that you contact the Building Official by the end of the business day on October 27, 2015 to discuss your intentions for demolishing or repairing the buildings.

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 'Craig Strong', written over a faint circular stamp.

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance; photographs)

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