

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT
Building Board of Appeals Show-Cause Hearing of April 10, 2014

Subject: 2893 Parkwood, Ann Arbor, MI 48108 PIN#091202321015

Legal Description of Property:
LOT 266 DARLINGTON NO 1

Description and Discussion:

Foundation walls are currently being replaced. Compromised envelope including tarp on roof, open soffits and fascias. Staff recommends requiring a short timeframe to hire contractor for work.



Ralph Welton

Ralph Welton, Building Official
City of Ann Arbor Construction Services



Re: 2893 Parkwood, Ann Arbor, MI 48104
Parcel Identification Number 091202321015

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, which is described more fully in the Assessor's Records as provided in the attached legal description ("the Property"). 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, 3, 5, 6. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- 1. Compromised structure including, but not limited to, missing shingles, rot, damaged roof, foundation, porch, etc.
- 2. Foundation - collapsing and open in the elements, all major foundation walls cracked with exposed and deteriorated soil and/or exposed in yard.

- It is requested that you contact the Building Official by the end of the business day on Monday, July 28th, 2014 to discuss your intentions for restoring the property listed above.

Failure to respond will result in further action for recommendation to the Building Board of Appeals, and other possible legal action.



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

Attachment (legal description)
Enclosure (Dangerous Buildings Ordinance)



**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 SEPTEMBER 11, 2014**

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Susan DeMars
2893 Parkwood Avenue
Ann Arbor, MI 48104

August 28, 2014

Re: 2893 Parkwood Avenue, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-321-015

Dear Ms Susan DeMars:

A Dangerous Building Notice and Order, a copy of which is attached 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 attached 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 **September 11, 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 266 DARLINGTON NO 1

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,

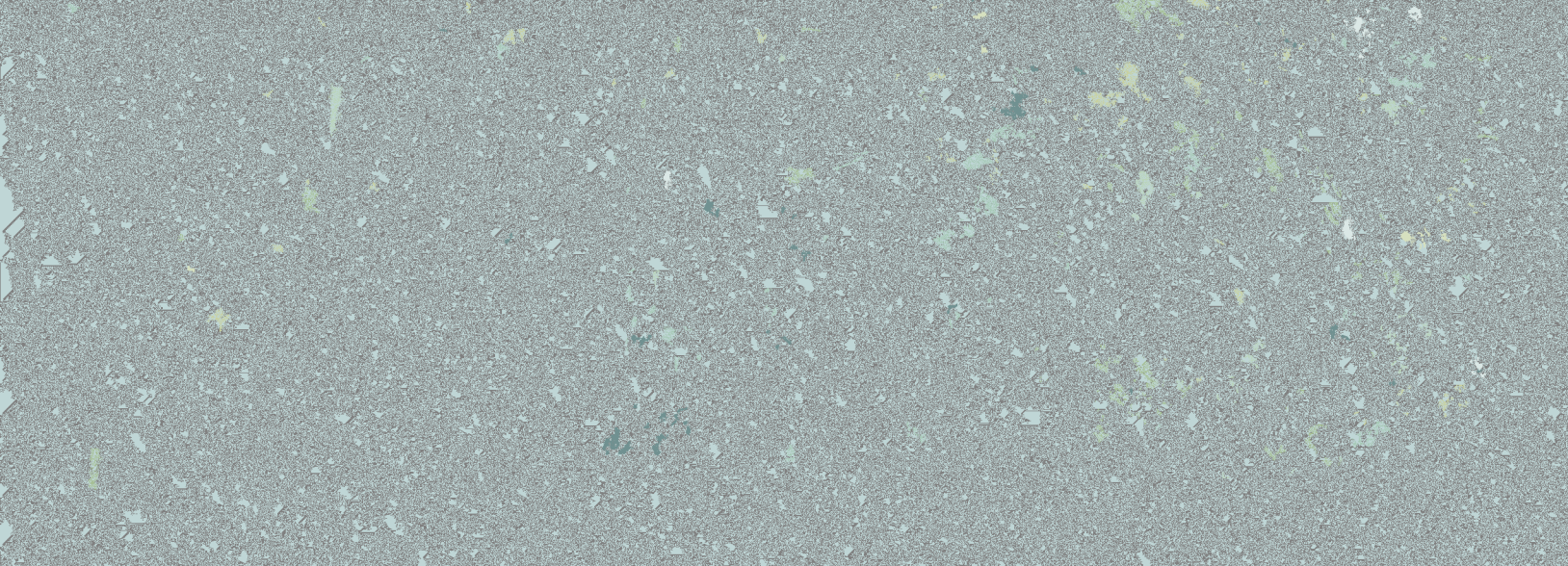


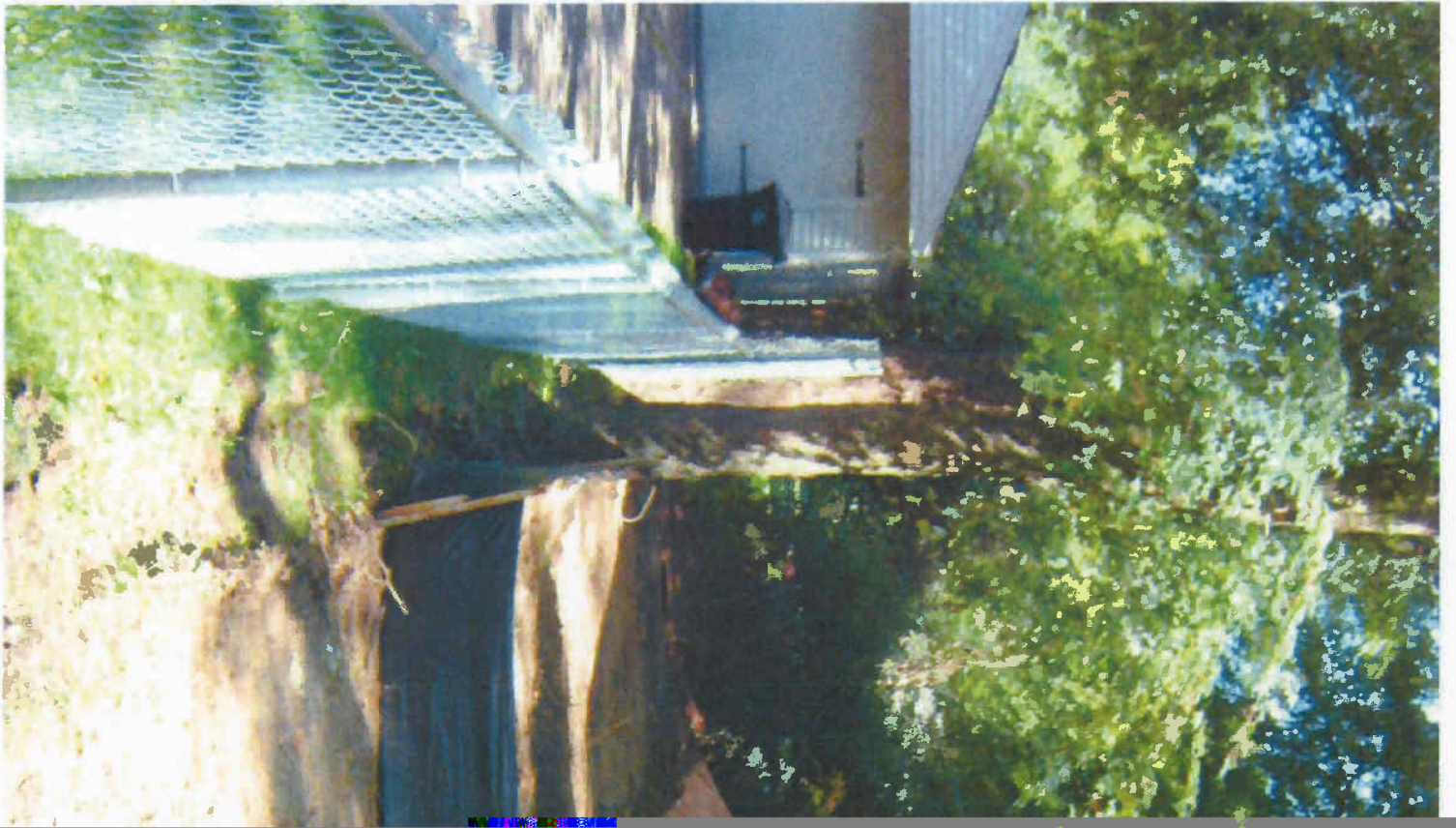
Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

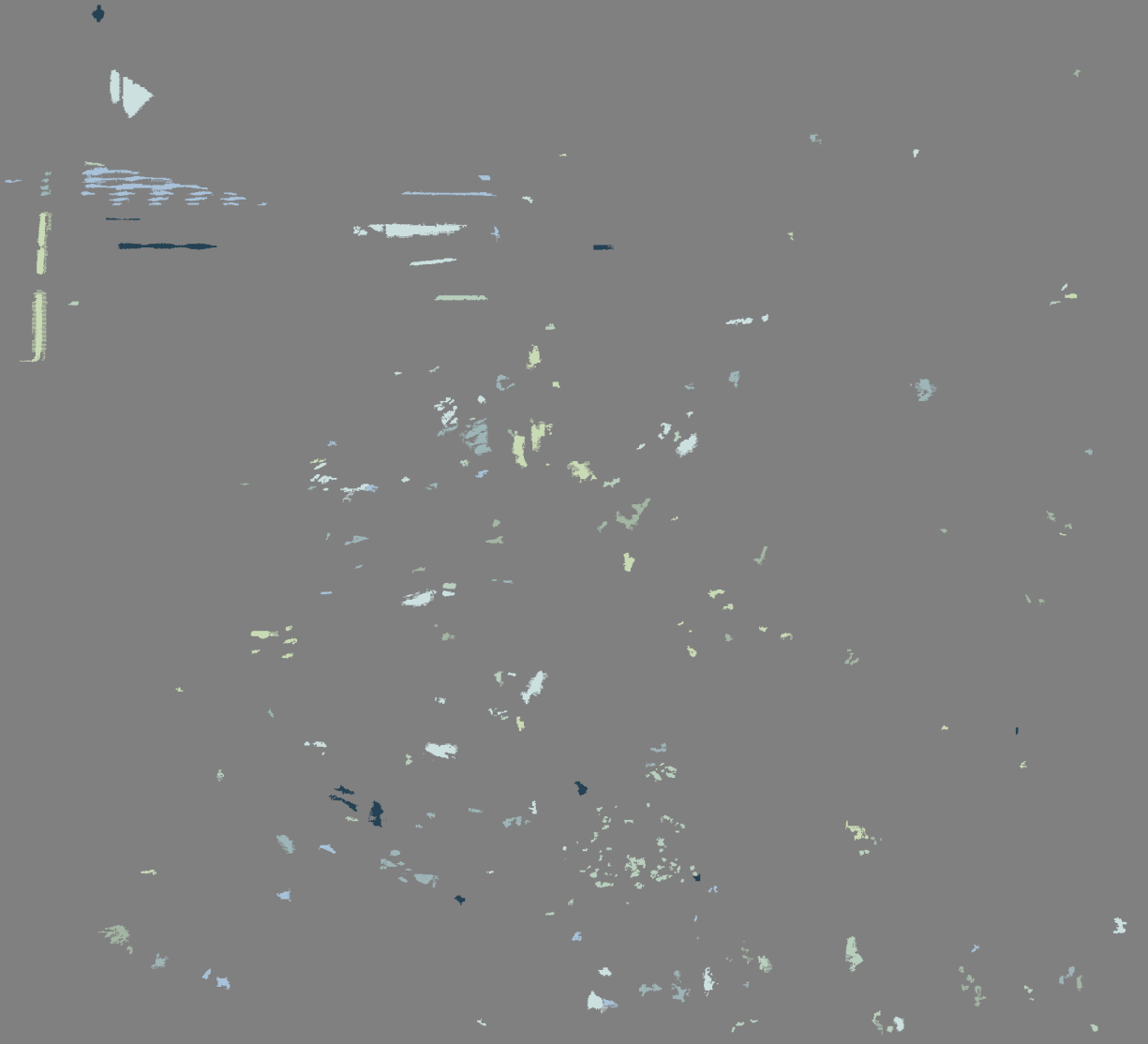
cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney

08/21/2014 14:14









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Shawn C. Cabot
Amy J. DeRouin
Ryan A. Ford
Timothy M. Hartner
Thomas F. Norton
Christopher J. Trainor

Of Counsel:
Shawn J. Coppins
Vincent M. Farougi

LAW OFFICES OF
**CHRISTOPHER TRAINOR
& ASSOCIATES**



9750 Highland Road
White Lake, Michigan 48386

Tel (248) 886-8650
Toll Free (800) 961-8477
Fax (248) 698-3321
MichiganLegalCenter.com

August 15, 2014

22nd Circuit Court
101 E. Huron Street
PO Box 8645
Ann Arbor, MI 48107
Attn: Clerk of Court

Re: Yvonne Smith by and through Next Friend Cheryl Smith v. Hastings Mutual Insurance Company and Frankenmuth Mutual Insurance Company
14-656-CK

Dear Sir or Madam:

Relative to the above-referenced matter, enclosed please find an original and one copy of a Proof of Service for True Copy of Order for Preservation of Evidence. Please file in your usual manner.

At your earliest convenience, please return a time stamped copy of same to our office in the enclosed self-addressed, stamped envelope.

If you have any questions, please feel free to contact me at the number listed above. Thank you for your kind attention to this matter.

Very truly yours,
CHRISTOPHER TRAINOR & ASSOCIATES

Shanna Suver

Shanna Suver
Paralegal to Amy J. DeRouin, ESQ.

AJD/sls

Enclosures (4 pages +SASE)

CC: Gregory E. Meter, Esq., w-enclosures (4 pages- TC of Order and POS)

William M. Sweet, Esq., w-enclosures (4 pages-TC of Order and POS)

Ann Arbor City Attorney's Office, Kristen D. Larcom, Esq., w-enclosures (4 pages- TC of Order and POS)

Ralph Welton, w-enclosures (4 pages- TC of Order and POS)

City of Ann Arbor Building Board of Appeals, w-enclosures (4 pages- TC of Order and POS)

City of Ann Arbor Office of the City Clerk, w-enclosures (4 pages- TC of Order and POS)

P058755 C008600

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

YVONNE SMITH by and through her
Next Friend, CHERYL SMITH,

Plaintiff,

v.

CASE NO. 14-656-CK
HON. CAROL KUHNKE

HASTINGS MUTUAL INSURANCE COMPANY and
FRANKENMUTH MUTUAL INSURANCE COMPANY

Defendants.

CHRISTOPHER TRAINOR & ASSOCIATES CHRISTOPHER J. TRAINOR (P42449) AMY J. DEROUIN (P70514) Attorneys for Plaintiff 9750 Highland Road White Lake, MI 48386 (248) 886-8650	BRAUN KENDRICK FINKBEINER P.L.C GREGORY E. METZER (P30192) JAMIE H. NISIDIS (P48969) Attorneys for Defendant Frankenmuth 4301 Fashion Square Boulevard Saginaw, MI 48603 989-498-2100 989-799-4666-fax gremet@braunkendrick.com jmnis@braunkendrick.com
CONLIN, McKENNEY & PHILBRICK, P.C WILLIAM M. SWEET (P28515) Attorneys for Defendant Hastings Mutual 350 S. Main Street, Ste. 400 Ann Arbor, MI 48104-2131 734-761-9000 734-761-9001-fax sweet@cmplaw.com	

ORDER FOR PRESERVATION OF EVIDENCE

At a session of said Court held in the
City of Ann Arbor, County of Washtenaw,
State of Michigan on 8/13/14

**PRESENT: HONORABLE CAROL KUHNKE
CIRCUIT COURT JUDGE**

THIS MATTER having come before the Court on *Plaintiff's Emergency Motion for Preservation of Evidence* and this Court otherwise being advised on the premises;

IT IS HEREBY ORDERED that no demolition, destruction, or other modification shall be done to the dwelling located at 3045 Springbrook Street, Ann Arbor, MI, parcel identification number (09-12-10-111-017) until further notice from this Court.

IT IS FURTHER ORDERED that all parties shall be permitted to inspect the premises and/or have experts inspect the subject premises at a date and time to be set in the future.

IT IS SO ORDERED.

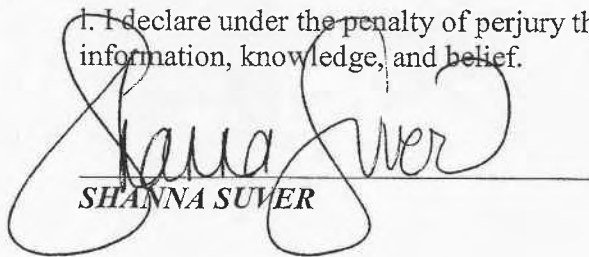
/S/ DAVID S. SWARTZ *DS*

HONORABLE CAROL KUHNKE

SHANNA SUVER, being first duly sworn, deposes and says that on the 15th day of August, 2014 she did serve a **true** copy of **Order for Preservation of Evidence** and this **Proof of Service**, in the above entitled matter upon the following:

- Gregory E. Meter, Esq.
4301 Fashion Square Boulevard
Saginaw, MI 48603
- William M. Sweet, Esq.
350 S. Main Street, Ste. 400
Ann Arbor, MI 48104-2131
- Ann Arbor City Attorney's Office
Attn: Kristen D. Larcom, Esq.
301 East Huron Street
Ann Arbor, MI 48104
- Ralph Welton
Chief Development Official—City of Ann Arbor
Planning and Development Services Unit
301 East Huron, P.O. Box 8647
Ann Arbor, MI 48107
- City of Ann Arbor Building Board of Appeals
301 E. Huron Street, P.O. Box 8647
Ann Arbor, MI 48107
- City of Ann Arbor
Office of the City Clerk
Larcom City Hall
301 E. Huron Street, P.O. Box 8647
Ann Arbor, MI 48107

I, I declare under the penalty of perjury that the foregoing statement is true to the best of my information, knowledge, and belief.


SHANNA SUVER

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

YVONNE SMITH by and through her
Next Friend, CHERYL SMITH,

Plaintiff,

v.

CASE NO. 14-656-CK
HON. CAROL KUHNKE

HASTINGS MUTUAL INSURANCE COMPANY and
FRANKENMUTH MUTUAL INSURANCE COMPANY

Defendants.

CHRISTOPHER TRAINOR & ASSOCIATES CHRISTOPHER J. TRAINOR (P42449) AMY J. DEROUIN (P70514) Attorneys for Plaintiff 9750 Highland Road White Lake, MI 48386 (248) 886-8650	BRAUN KENDRICK FINKBEINER P.L.C. GREGORY E. METER (P30192) JAMIE H. NISIDIS (P48969) Attorneys for Defendant Frankenmuth 4301 Fashion Square Boulevard Saginaw, MI 48603 989-498-2100 989-799-4666-fax gremet@braunkendrick.com jamnis@braunkendrick.com
CONLIN, McKENNEY & PHILBRICK, P.C. WILLIAM M. SWEET (P28515) Attorneys for Defendant Hastings Mutual 350 S. Main Street, Ste. 400 Ann Arbor, MI 48104-2131 734-761-9000 734-761-9001-fax sweet@cmplaw.com	

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IT IS SO ORDERED.

/S/ DAVID S. SWARTZ *fw*

HONORABLE CAROL KUHNKE

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350 S. Main Street, Ste. 400
Ann Arbor, MI 48104-2131
- Ann Arbor City Attorney's Office
Attn: Kristen D. Larcom, Esq.
301 East Huron Street
Ann Arbor, MI 48104
- Ralph Welton
Chief Development Official—City of Ann Arbor
Planning and Development Services Unit
301 East Huron, P.O. Box 8647
Ann Arbor, MI 48107
- City of Ann Arbor Building Board of Appeals
301 E. Huron Street, P.O. Box 8647
Ann Arbor, MI 48107
- City of Ann Arbor
Office of the City Clerk
Larcom City Hall
301 E. Huron Street, P.O. Box 8647
Ann Arbor, MI 48107

I, I declare under the penalty of perjury that the foregoing statement is true to the best of my information, knowledge, and belief.



SHANNA SUVER

Shawn C. Cabot
Amy J. DeRouin
Ryan A. Ford
Timothy M. Hartner
Thomas F. Norton
Christopher J. Trainor

Of Counsel:
Shawn J. Coppins
Vincent M. Farougi

LAW OFFICES OF
**CHRISTOPHER TRAINOR
& ASSOCIATES**



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White Lake, Michigan 48386

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August 15, 2014

22nd Circuit Court
101 E. Huron Street
PO Box 8645
Ann Arbor, MI 48107
Attn: Clerk of Court

Re: Yvonne Smith by and through Next Friend Cheryl Smith v. Hastings Mutual
Insurance Company and Frankenmuth Mutual Insurance Company
14-656-CK

Dear Sir or Madam:

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At your earliest convenience, please return a time stamped copy of same to our office in the enclosed self-addressed, stamped envelope.

If you have any questions, please feel free to contact me at the number listed above. Thank you for your kind attention to this matter.

Very truly yours,
CHRISTOPHER TRAINOR & ASSOCIATES

Shanna Suver

Shanna Suver
Paralegal to Amy J. DeRouin, ESQ.

AJD/sls

Enclosures (4 pages +SASE)

CC: Gregory E. Meter, Esq., w-enclosures (4 pages- TC of Order and POS)

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Ann Arbor City Attorney's Office, Kristen D. Larcom, Esq., w-enclosures (4 pages- TC of Order and POS)

Ralph Welton, w-enclosures (4 pages- TC of Order and POS)

City of Ann Arbor Building Board of Appeals, w-enclosures (4 pages- TC of Order and POS)

City of Ann Arbor Office of the City Clerk, w-enclosures (4 pages- TC of Order and POS)

P058755 C008600



**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

**BUILDING BOARD OF APPEALS MEETING SEPTEMBER 11, 2014
NOTICE OF CONTINUATION OF HEARING**

August 28, 2014

Yvonne E Smith
3045 Springbrook Ave
Ann Arbor, MI 48108

RE: 3045 Springbrook Ave, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-12-10-111-017

Dear Ms. Smith:

This letter is to inform you of a Notice of Continuation meeting of the Ann Arbor Building Board of Appeals. The meeting will take place on **September 11, 2014 at 1:30 p.m.** on the 2nd flr City Council Chambers in the 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. This meeting is a continuation of the Dangerous Building, Order To Show Cause Meeting from August 14, 2014.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.

If you have any questions please contact me by phone or email.

Sincerely,

Ralph Welton, Building Official
City of Ann Arbor Construction Services
734-794-6261, rwelton@a2gov.org

cc: Vincent M. Farougi PLLC
PO Box 6392
Plymouth, MI 48170



**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

**BUILDING BOARD OF APPEALS MEETING SEPTEMBER 11, 2014
NOTICE OF CONTINUATION OF HEARING**

August 27, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Green Tree Servicing, LLC
7360 South Kyrene Road, T314
Tempe, AZ 85283

Re: Dangerous Building at 3045 Springbrook, Ann Arbor, MI48108
Parcel Identification Number ("PIN"): 09-12-10-111-017

Dear Green Tree Servicing, LLC:

We recently discovered that you have an interest in the building at the above-referenced address. This is to inform you that on May 20, 2014, the City of Ann Arbor served a Dangerous Building Notice and Order to Ms. Yvonne Smith per Section 8:384 of the Ann Arbor City Code. Ms. Smith was required to restore or demolish the building by June 20, 2014. Since Ms. Smith did not undertake necessary action to demolish the building or otherwise make it safe, a public hearing was conducted by the Ann Arbor Building Boards of Appeals on August 14, 2014 and the hearing will continue on September 11, 2014 at 1:30pm on the 2nd floor City Council Chambers in the Ann Arbor City Hall.

The Building Board of Appeals will take testimony of any interested party at the hearing on September 11, 2014. A copy of the Dangerous Building Order to Show Cause dated June 25, 2014 to Ms. Smith, Dangerous Building Notice and Order dated May 20, 2014 to Ms. Smith and Ann Arbor City Code Chapter 101-Dangerous Buildings are enclosed. If you

have any questions, please contact me by email or phone.

Sincerely,

Ralph Welton, Building Official
City of Ann Arbor
Construction Services 734-794-6261



**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

July 31, 2014

BY CERTIFIED MAIL & FIRST CLASS MAIL

Green Tree Servicing, LLC
7360 South Kyrene Road, T314
Tempe, AZ 85283

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

Dear Green Tree Servicing, LLC:

We recently discovered that you have an interest in the building at the above-referenced address. This is to inform you that on May 20, 2014, the City of Ann Arbor served a Dangerous Building Notice and Order to Ms. Yvonne Smith per Section 8:384 of the Ann Arbor City Code. Ms. Smith was required to restore or demolish the building by June 20, 2014. Since Ms. Smith did not undertake necessary action to demolish the building or otherwise make it safe, a public hearing was conducted by the Ann Arbor Building Boards of Appeals on July 10, 2014 and the hearing will continue on August 14, 2014 at 1:30 pm on the 2nd floor City Council Chambers in the Ann Arbor City Hall. The Building Board of Appeals will take testimony of any interested party at the hearing on August 14, 2014. A copy of the Dangerous Building Order to Show Cause dated June 25, 2014 to Ms. Smith, Dangerous Building Notice and Order dated May 20, 2014 to Ms. Smith and Ann Arbor City Code Chapter 101- Dangerous Buildings are enclosed.

If you have any questions, please contact me by email or phone.

Sincerely,

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

cc: Kristen D. Larcom, Senior Asst. City Attorney



**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

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 – sherri.anderson@safeguardproperties.com
--

Sheila Talbot
6308 Oakdale Drive
Brighton, MI 48116

Cheryl Smith
5164 Girard Drive
Lakeland, MI 48143



**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 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.

Dangerous Building Notice & Order
October 24, 2012
Page 2 of 2

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

cc:

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

cc (w/attachment and enclosure)

Safeguard Properties –
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.



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

BUILDING BOARD OF APPEALS MEETING AUGUST 14, 2014 NOTICE OF CONTINUATION OF HEARING

July 31, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Yvonne E Smith
3045 Springbrook Av
Ann Arbor, MI 48108

RE: 3045 Springbrook Ave, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-12-10-111-017

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If you have any questions please contract me by phone or email.

Sincerely,

Ralph Welton, Building Official
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97340794-6261, rwelton@a2gov.org



Picture Taken 8/15/2014



Picture Taken 8/15/2014



Picture Taken 8/15/2014



Picture Taken 8/15/2014



Picture Taken 8/15/2014