



STAFF REPORT

DATE: 3-15-2016

TIME: 9:00 AM

LOCATION: 1108 MEADOWBROOK STREET, ANN ARBOR

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.
- Attic vent damaged by rodent infestation, roof needs to be replaced.
- Entire property is overgrown with vegetation.
- Foundation is collapsing due to roof and incorrect grade
- Interior of garage is infested with mold.
- Heavy concentration of debris is present on the porch and yard.
- Un-plated car in driveway.- since removed 3-1-16

Overall the building is structurally unsound from the foundation to the roof in certain areas.

Recommendations

The house is in disrepair and may exceed the cost to repair to be code compliant. Demolition is a viable option, interior site inspection required.

Thank you,

Peter Pace, Assistant Building Official
City of Ann Arbor

(2/23/2016 5:07 PM CSB2)

Received call from son Brian, He stated Mother owns house and in poor physical health living with sister and the house is vacant. Stated the basements flood (no sump pump present) and grade issues weaken the integrity of the rear basement wall causing basement to hold 2" standing water. I suggested installing pump. The house is in bad shape and he admitted the mother was a hoarder, they disposed most of the possessions and clothing, but there are still belongings in residence. Drywall ceilings have collapse from the roof leakage and structural damage occurred. He really down played the amount of damage to this property. Basically he stated they were working with bank to help finance the repairs and he would email us what was completed and he was informed permits were required. I suggested he allow us to make a site visit prior to the March BBA meeting and he is considering, but I don't feel he will comply.

He lives in Colorado and has a friend stop by the property to do cleanup. He wants to meet us in person and scheduling a trip back here around March 18th. I suggested it to his best interest to attend the March 18 BBA meeting, but he would not commit.

He was very elusive about the matter but knows they are in our radar and we are looking for compliance. He was given a timeline of events to come from our office and he wishes to call back to discuss the ramifications for non performance to our requests.

They basically abandon the property until a financial source for corrections are attained. Sounds as the siblings do not agree on how to remedy the issue. He did state the family considered demolishing the house, which will be our suggestion to the BBA board if we do not attain access to investigate. There is probably heavy concentration of mold or mildew present which may exceed the cost of repair compared to demolition. PPACE

February 26, 2016

Dear Mr. Pace,

Per our recent conversation, I wanted to share with you the circumstances and intentions regarding the property at 1108 Meadowbrook, Ann Arbor, owned by my mother, Anne Abbrecht. My mother has been living on her own at the residence for quite some time and as her health has declined in recent years, it has become more challenging for her to maintain the landscaping and interior. These issues came to a head when she was diagnosed with breast cancer and concurrently suffered a fall in which she cracked a vertebrae in her neck. During her treatment for the cancer and her rehabilitation she has been living primarily with my sister, Elaine Abbrecht, in Beverly Hills, Michigan.

The property is in need of considerable rehabilitation and repair, a process which we began this past fall. The primary issues are as follows:

- A burst pipe caused considerable water damage to the south interior of the house on the first floor and basement
- The roof is in need of replacement
- There is a significant amount of mold throughout the South interior of the house and the basement
- The west wall of the basement has heaved inwards
- The landscaping has become overgrown

Our efforts to address the issues up to this point have included removal of the majority of the clutter inside the house and around the front yard. We have also begun removal of damaged carpeting, wall board, and debris from the interior. We have secure estimates for the mold remediation and repair of the damaged basement wall. Our intention is to bring the house back to a condition in which either my mother could resume full time residence there (with appropriate assistance) or it could be sold in order to generate funds for her care. We are currently working on obtaining the necessary financing to complete the project. We believe we will be able to complete the renovation process during the summer of 2016.

I appreciate your input and understanding regarding the circumstances, and will certainly keep you apprised of our progress in resolving the issue. I can be reached at the following email address or phone number if you have further questions.

Sincerely,

Brian Abbrecht
Bearpawbrian@gmail.com
303-524-2896



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 MARCH 18, 2016**

March 11, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Anne Abbrecht
31075 Huntley Square E #822
Beverly Hills, MI 48025

Re: 1108 Meadowbrook Av., Ann Arbor, Michigan
Parcel Identification Number 09-09-31-113-008

Dear Ms. Abbrecht:

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 **March 18, 2016, 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 1 SCHUMACHER 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 that reads "Craig E. Strong". The signature is written in a cursive style with a large initial "C" and a long horizontal stroke for the "S".

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

Enclosures

cc (w/enclosures): Brian Abbrecht (by e-mail Bearpawbrian@gmail.com)

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



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10/23/2015



10/23/2015



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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
CStrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

February 18, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Anne Abbrecht
31075 Huntley Square E #822
Beverly Hills, MI 48025

Re: 1108 Meadowbrook Av., Ann Arbor, Michigan
Parcel Identification Number 09-09-31-113-008

Dear Ms. Abbrecht:

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 1 SCHUMACHER SUBDIVISION

This letter is to provide notice that the City finds that the building on the 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, 4, 5, 6, 8, and 10. A copy of Chapter 101 is enclosed. Specific defects that render the building dangerous include, but are not limited to, the following:

- **Building has been unoccupied for 180 days or more without being listed for sale or lease.**
- **Exterior of house on all 4 sides is deteriorating and open to vermin, heavy concentrations of mold in garage, possible mold infestation in house.**
- **Attic vent is broken, possibly due to an infestation by squirrels, raccoons, or other animals.**
- **Roof damage.**

- See enclosed photographs.

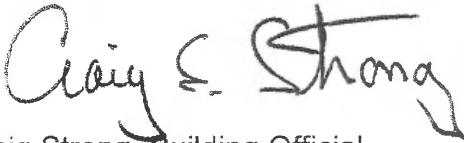
It is requested that you contact the Building Official before the end of the business day on **March 3, 2016** to discuss your intentions for demolishing or repairing the building.

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,



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

Enclosure (Dangerous Buildings Ordinance; Photographs)

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