

ANN ARBOR BUILDING BOARD OF APPEALS

BUILDING OFFICIAL'S STAFF REPORT

Show Cause Hearing for Dangerous Building at 132 Hill, Ann Arbor, MI 48104
(Parcel Identification Number: 09-09-32-111-012).

DESCRIPTION AND DISCUSSION

Melvin Aronoff
607 Nelson Street
Rockville, MD 20850

The building is a dangerous building.

An inspection was conducted by staff on May 4, 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 May 18, 2016 to the owner and other interested parties stating that the Building Official has found the building is a dangerous building and orders the owner to demolish or otherwise make safe by June 1, 2016.

An Order to Show Cause was sent on June 14, 2016 to the owner and interested parties 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 the building that is the subject of this show cause hearing is a dangerous building based on conditions that are included, but are not limited to, the following:

- Building has been unoccupied for 180 days or more without being listed for sale or lease.
- Garage is collapsing.
- Windows are missing.
- Rear porch cap needs to be replaced.
- Persons appear to have been living on house porches.
- Animals are living under the porches.
- Both buildings severely deteriorated in general.

Applicable sections of dangerous building ordinance, include, but are not limited to:

(3) A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.



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

August 1, 2016

Melvin Aronoff
607 Nelson Street
Rockville, MD 20850

Re: 132 Hill Street, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-32-111-012

Dear Mr. Aronoff:

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 2nd 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

August 1, 2016

<<Prospective Purchaser>>

<<Address>>

<<City, State, ZIP>>

Dear Mr./Mrs. <<Last Name>>

My name is Melvin A. Aronoff. I own a property located at 132 Hill Street, Ann Arbor, MI 48106. I am putting this property up for sale.

This property is located six-to-eight block south of downtown. Two blocks north of University of Michigan Stadium (the Big House), and one and a half block east of Main Street.

The property is approximately sixty six feet wide and one hundred seventy four feet deep, which is about one quarter of an acre or 11,500 square feet (plus or minus). The property is zoned R4C. The surrounding area is primarily (95%) multi-unit student housing. The lot is of sufficient size to accommodate a multi-unit structure. Zoning permits and the lot qualifies for five-plus units.

The property currently has two buildings resting on it - a detached garage and a house. Neither building is habitable. The city has determined that the garage is unsafe and ought to be torn down. The house has been unoccupied for a significant period of time. It is my opinion and the city's that the property be razed to its best use, which is vacant land. The city's opinion is that this goal ought to be achieved by the sale of the property.

I hold the property free and clear. I am primarily looking for a cash sale.

Enclosed is an Arbor City Zoning Map indicating the zoning of the property and a GIS aerial photograph of the property and excerpts of the city's zoning code and the Washtenaw County Parcel Summary.

Sincerely,

Melvin A. Aronoff



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
ppace@a2gov.org
734-794-6000 ext. 42660

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON JULY 14, 2016 at 1:30 p.m**

June 14, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Melvin Aronoff
607 Nelson St
Rockville, MD 20850

Re: 132 Hill Street, Ann Arbor, Michigan 48104
Parcel Identification Number: 09-09-32-111-012

Dear Mr. Aronoff:

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 14, 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 10 AND E 1/2 LOT 11 WILLIAM A BENEDICTS PLAT

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,



Peter Pace, Building Official
City of Ann Arbor Construction Services
ppace@a2gov.org
734-794-6000 ext. 42660

Enclosures (Dangerous Building Notice & Order)

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

Rhoda Beth Rosenthal
607 Nelson Street
Rockville, MD 20850

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
pace@a2gov.org
734-794-6000 ext. 42660

DANGEROUS BUILDING NOTICE AND ORDER

May 18, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Melvin Aronoff
607 Nelson St
Rockville, MD 20850

Re: 132 Hill Street, Ann Arbor, Michigan 48104
Parcel Identification Number: 09-09-32-111-012

Dear Mr. Aronoff:

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 10 AND E 1/2 LOT 11 WILLIAM A BENEDICTS PLAT

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, 3, 4, 5, 7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render the buildings dangerous include, but are not limited to, the following:

- Buildings have been unoccupied for 180 days or more without being listed for sale or lease. The house has been vacant and has had no utilities for at least 3 years.
- Garage is collapsing.
- Windows are missing.
- Rear porch roof cap needs to be replaced.

- Persons appear to have been living on house porches.
- Animals are living under the porches.
- Both buildings severely deteriorated in general.
- See enclosed photographs.

It is requested that you contact the Building Official by the end of the business day on **June 1, 2016**, to discuss your intentions for demolishing or repairing the buildings 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 Building Official. I can be reached by email or telephone.

Sincerely,



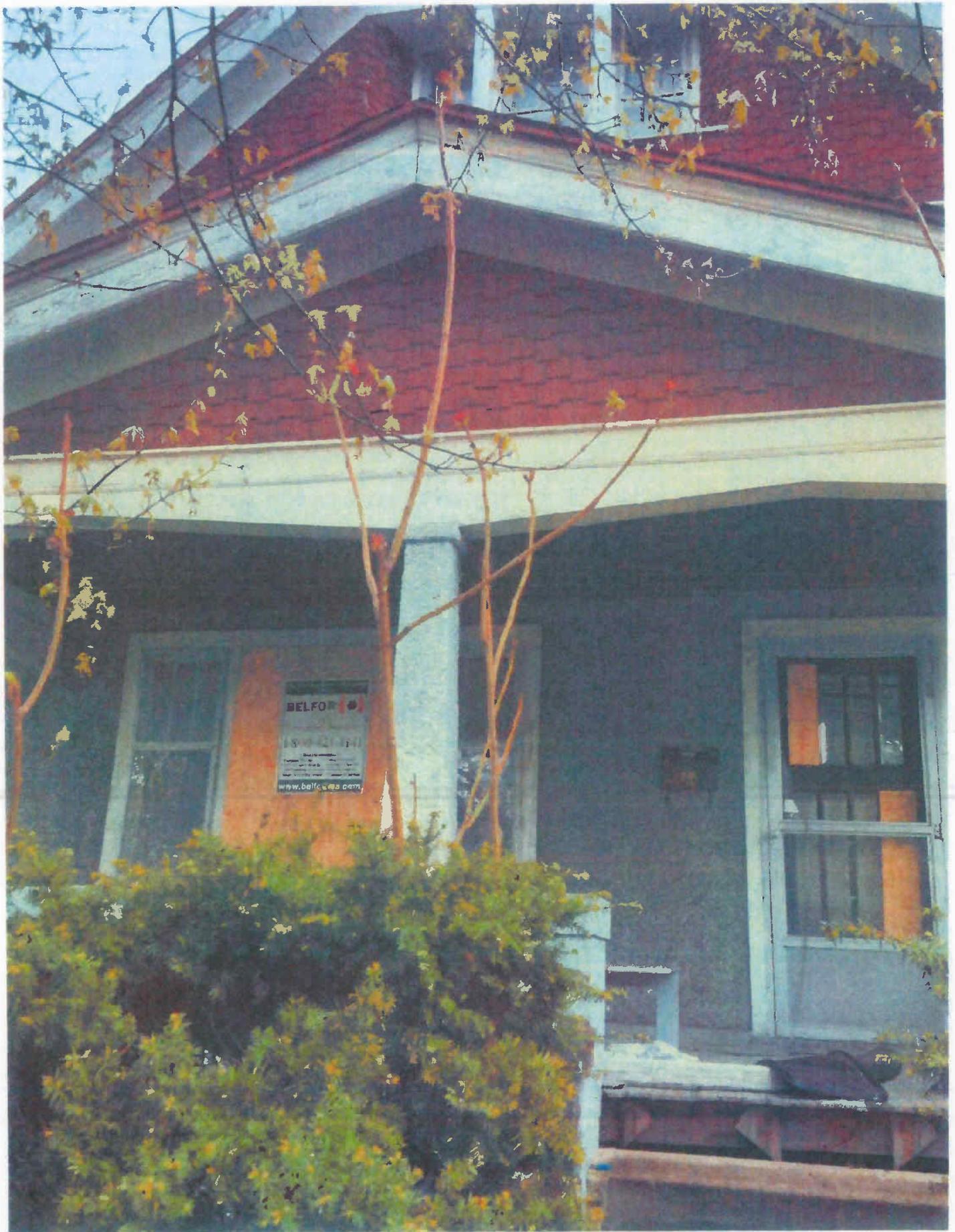
Peter Pace, Building Official
City of Ann Arbor Construction Services
ppace@a2gov.org
734-794-6000 ext. 42660

Enclosure (Dangerous Buildings Ordinance; photos)

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

Rhoda Beth Rosenthal
607 Nelson Street
Rockville, MD 20850

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



BELFOR
1-800-241-1111
www.belfor.com







