



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes - Final

Building Board of Appeals

Thursday, May 12, 2016

1:30 PM

Larcom City Hall, 301 E Huron St,
Second floor, City Council Chambers

A CALL TO ORDER

B ROLL CALL

Present: 5 - Paul Darling, Robert Hart, Chair Kenneth J. Winters, Gordon Berry, and David Arnsdorf

Absent: 1 - Hugh A. Flack Jr.

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 16-0718 Building Board of Appeals Meeting Minutes of April 14, 2016

Attachments: BBA Meeting Minutes 4 19 16.pdf

Approved by the Board and forwarded to the City Council due back on 6/20/2016

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 16-0695 BBA16-0016 Show Cause Hearing for 2026 Devonshire Road, Ann Arbor, MI

Attachments: staff report 2026 devonshire 5 9 16.pdf, correspondence 2026 devonshire pdf, photos 2026 devonshire .pdf

BBA16-0016 Show Cause Hearing for 2026 Devonshire Road, Ann Arbor, MI. P. Pace states that on April 29, 2016 a site visit was conducted and Mr. Mark Kochen and Mr. David Kochen were present for the site visit. The house and the entire property is in need of repair, up keeep and removal of debris and clutter. Mr. Mark Kochen states that he has been working diligently towards cleaning the property, and the family has been very cooperative with work and updates with emails and photographs. P. Pace recommends that the property should be put up for sale after the clean up and remediation.

B. Hart moves that in the matter of BBA16-0016 for 2026 Devonshire, Ann Arbor that the matter be tabled for 30 days during which time the owner will have the hole in the roof patched, have obvious hazards such as gutters removed and keep the property unoccupied except during cleanup and remediation. And further during such time the

determination will be made as to the disposition of the sale of the house such as a listing.

Tabled

E2 16-0696

BBA16-007 - Show Cause Hearing for 836 Brookwood Place, Ann Arbor, MI

Attachments: Staff report 836 Brookwood.pdf, Correspondence 836 Brookwood.pdf, Photos 836 Brookwood.pdf

BBA16-007 - Show Cause Hearing for 836 Brookwood Place, Ann Arbor, MI. P. Pace states that a site visit was conducted by himself and A. Howard on April 5, 2016. The City responded to complaints of the condition of the house and that it has been unoccupied for more than 180 days and is full of debris and is in a deteriorating condition and is open to the elements.

B. Hart moves that in the case of BBA16-007 for the Show Cause Hearing concerning 836 Brookwood Place, Ann Arbor, MI that the Building Board of Appeals finds the building is a dangerous building as defined by Section 8.382 Chapter 101 of the Ann Arbor City Code and orders that the owner shall cause the building to be demolished or otherwise made safe. The owner shall commence with the necessary work by June 1, 2016 and shall complete the work by July 1, 2016 and if the owner fails to comply with this order than the City may cause the building to be demolished. This is based on the following findings; the building has been unoccupied for more than 180 days or more without being listed for sale or lease, the front door is unlocked and partially opened and is posing an attractive nuisance, the second floor window is missing again causing an attractive nuisance, the back porch is collapsing and open, small trees are growing out of the back porch roof cap and compromising the roof's stability. The building is full of debris and poses a potential fire hazard. The inspector has not been able to gain access to the building and with the utilities shut off it is inhibiting safe and healthy occupancy of the structure and that further during such time the City will secure the property and pursue legal means to force compliance with the owner.

Approved

E3 16-0697

BBA16-010 Show Cause Hearing for 3786 Platt Road, Ann Arbor, MI

Attachments: staff report 3786 platt rd.pdf, correspondence 3786 platt rd.pdf, photos 3786 platt rd.pdf

In the Show Cause Hearing of BBA16-010 for 3786 Platt Road, Ann Arbor, MI P. Pace states that the property has been abandoned and dilapidated and that the the shed needs to be removed. He recommends that both buildings be demolished. Mr. Ehab Samaha, the owner speaks in defense of his property that he has them secured and keeps the lawns mowed 30 feet from the sidewalk, and wants to get rezoning, in order to demolish and rebuild.

P. Darling moves that in the Show Cause hearing for BBA 16-010 for 3786 Platt Road, Ann Arbor, MI that the Building Board of Appeals finds the buildings as dangerous as defined by Section 8.382, 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 work in 30 days to secure the buildings and maintain the grass a minimum of 30 feet around each building and that the work be completed by August 31, 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: that the buildings have been

unoccupied for a period of more than 180 consecutive days without being made available for sale, lease or rent, the buildings' conditions make them an attractive nuisance, the buildings appear to be abandoned and they have been neglected and exposed to the elements which has led to deterioration and portions of the foundation of the house are crumbling. We anticipate by the end of August if the Zoning change has not occurred then the buildings will be demolished or repaired or be made available for sale or rent.

Approved

E4 16-0698 BBA16-009 Show Cause Hearing for 3802 Platt Road, Ann Arbor, MI

Attachments: staff report 3802 platt rd .pdf, correspondence 3802 platt rd.pdf, photos 3802 platt rd.pdf

In the Show Cause Hearing of BBA16-009 for 3802 Platt Road, Ann Arbor, MI P. Pace states that the property has been abandoned and dilapidated and that the shed needs to be removed. He recommends that both buildings be demolished. Mr. Ehab Samaha, the owner speaks in defense of his property that he has them secured and keeps the lawns mowed 30 feet from the sidewalk, and wants to get rezoning, in order to demolish and rebuild.

P. Darling moves that in the Show Cause hearing for BBA 16-009 for 3802 Platt Road, Ann Arbor, MI that the Building Board of Appeals finds the buildings as dangerous as defined by Section 8.382, 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 work in 30 days to secure the buildings and maintain the grass a minimum of 30 feet around each building and that the work be completed by August 31, 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: that the buildings have been unoccupied for a period of more than 180 consecutive days without being made available for sale, lease or rent, the buildings' conditions make them an attractive nuisance, the buildings appear to be abandoned and they have been neglected and exposed to the elements which has led to deterioration and portions of the foundation of the house are crumbling. We anticipate by the end of August if the Zoning change has not occurred then the buildings will be demolished or repaired or be made available for sale or rent.

Approved

F OLD BUSINESS

F1 BBA15-015 - Update for 111 South Main Street, Ann Arbor, MI

111 S Main P. Pace talked to purchaser and he is moving forward with the purchase and it will close in the middle of June and he is drawing up plans at the moment. The Board asks to see plans by the next Board meeting

F2 BBA16-003 - Update for 1108 Meadowbrook Avenue, Ann Arbor, MI

The property has been sold and the demolition permit is being applied as we speak.

F3 BBA15-032 - Update for 2001 Commerce Drive, Ann Arbor, MI

The demolition and soil erosion permits have been issued

F4 BBA16-002 - Update for 827 East University Avenue, Ann Arbor, MI

The owner is working on the property as we speak and has advertised the property for rent.

F5 BBA15-005 - Update for 2460 Yost Boulevard, Ann Arbor, MI

7 cash offers on the property. The bids will go to the Probate Court on May 19, 2016 at which time the judge will decide which offer is best for the estate

G NEW BUSINESS

None

H REPORTS AND COMMUNICATIONS

None

I PUBLIC COMMENTARY - GENERAL

The son of the owner for 827 East University, Mr. Jacob Fanta speaks to the Board about the work that he and his father have accomplished in regards to their rental property. They are looking to get it rented by the Fall of 2016 and they have a rental inspection for June 9, 2016

The agent for 2271 South State Street, Ms. Jill Mitchell explains to the Board that they have been working towards compliance. The property is listed for sale and they have removed the awning and have a landscaping crew taking care of the grounds. They are working on improving the property and they have an offer for the one building on South State for a restaurant.

J ADJOURNMENT

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42667 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104. Requests made with less than two business days notice may not be able to be accommodated. Email: ahoward@a2gov.org