



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, July 14, 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, Chair Kenneth J. Winters, Gordon Berry, David Arnsdorf, and Hugh A. Flack Jr.

Absent: 1 - Robert Hart

C APPROVAL OF AGENDA

Approved as presented

D APPROVAL OF MINUTES

Approved as presented

D1 16-1032

BBA Minutes for June 9, 2016

Attachments: BBA Draft minutes16-Jun-2016-03-56-09.pdf

E PUBLIC COMMENTARY

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F1 16-1033

BBA16-015 Show Cause Hearing for 2710 Pontiac Trail

Attachments: 2710 Pontiac Trail Packet.pdf

P. Darling moves that in the case of the Show Cause Hearing for BBA16-015 concerning the building at 2710 Pontiac Trail, Ann Arbor Michigan that the Building Board of Appeals finds that the building is a dangerous building as defined by Section 8.382 of 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 work by 28 days, which is August 10, 2016 and shall complete the work by September 8, 2016. If the owner fails to comply with this order than the City may cause these buildings to be demolished. The order is based on the following findings; the buildings have been unoccupied for more than 180 days without intent for sale or lease, the house walls are collapsing, parts of the roof and foundation are deteriorating, the porch and steps are disintegrating, the buildings on this entire site are an attractive nuisance to children and trespassers.

Approved**F2 16-1034****BBA16-013 132 Hill Street Packet****Attachments:** 132 Hill Packet.pdf, 132 Hill Packet.pdf

In the Show Cause Hearing for 132 Hill Street, Ann Arbor Michigan, owner Mr. Mel Aronoff speaks in his defense that his intention is he would like to sell his property instead of repairing.

G. Berry moves that in the case of the Show Cause Hearing for BBA16-013 concerning the building at 132 Hill Street, Ann Arbor, Michigan that the Building Board of Appeals finds that the building is dangerous as defined by Sec 8.382 Chapter 101 of The Ann Arbor City Code and orders that the owner shall show cause and have the garage demolished or otherwise made safe. The owner shall commence the necessary work which consists of demolition of the garage within 30 days, the owner has 30 days to sell the house, by owner. If there is no signed agreement within 30 days then the owner will list it with a realtor. This case may find this returned to the Board of Appeals as the building official deems appropriate. This is based on the fact that the garage is in total disrepair and poses a threat to the public and is not secure and poses an attractive nuisance to children and vagrants. If the owner fails to comply with this order than the City may cause the building to be demolished.

Approved**F3 16-1038****BBA15-026 721 South Division Continuation Hearing****Attachments:** 721 s division packet.pdf

In the case of the Continuation Hearing for 721 South Division, Ann Arbor Michigan the owner Mr. Williams speaks on his behalf.

P. Darling moves that the Building Board of Appeals Continuation hearing for BBA15-026 concerning 721 South Division Street, Ann Arbor, MI that the Building Board of Appeals finds that the building is a dangerous building as defined in 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 work on July 15 and substantially complete the work by August 11, 2016. This order is based on the following conditions; 1. That the owner utilize resources available to him from the Task Force and other unions and friends to remove materials from the home to the point that it is safe and occupyable. This should show progress in the next 15 days. 2. That the City is allowed to visit the property every two weeks and expect progress and confirm that progress is being made and to allow the City to comply a list of items and measures that need to be corrected. 3. We recommend that the owner vacate the property while this is being performed for his own personal safety. If the owner fails to comply with this order then the City may cause the building to be demolished. This is based on the following findings; excessive storage, deterioration of the envelope of the house, collapsing structures, debris & accumulation of possessions in the yard and front porch, front porch roof and foundation are collapsing, excessive overgrowth of vegetation, the garage is open to vagrants and animals, and the fact that there is not a functioning bathroom & kitchen in the house and the concerns for possible structural defects and electrical issues.

Approved

G OLD BUSINESS

G1 BBA16-007 Update for 836 Brookwood, Ann Arbor, MI

G2 BBA16-008 Update for 2026 Devonshire, Ann Arbor, MI

G3 BBA16-002 Update for 827 East University, Ann Arbor, MI

G4 BBA15-005 Update for 2460 Yost, Ann Arbor, MI

G5 BBA15-032 Update for 2001 Commerce Drive, Ann Arbor, MI

NEW BUSINESS

P. Pace discusses 1603 Fulmer which was a case of two dilaptd garages. The owner had garages demolished and the site stablized with guidance from the City.

REPORTS AND COMMUNICATIONS

PUBLIC COMMENTARY - GENERAL

ADJOURNMENT

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42663 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