

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

Subject: 143 Hill, Ann Arbor, MI 48104

Legal Description of Property:

Identification Number 09-09-29-417-010

Legal Description: LOT 29 ASSESSORS PLAT NO 30

Description and Discussion:

1. PARTIALLY COLLAPSED PORCH IN DANGER OF FURTHER COLLAPSE.
2. BUILDING ENVELOPE HAS LOST INTEGRITY AND IS SUBJECT TO WATER INFILTRATION.
3. FRONT DOOR IS UNUSEABLE, REAR DOOR IS PARTIALLY OBSTRUCTED.
4. VAGRANT RESIDING IN VAN PARKED ON PREMISES.



Ralph Welton, Building Official
City of Ann Arbor Construction Services







**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

Ivan Hamm
143 Hill Street
Ann Arbor, MI 48103

August 28, 2014

Re: 143 Hill Street, Ann Arbor, MI 48103
Parcel Identification Number 09-09-29-417-010

Dear Mr. Hamm:

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 1:30p.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 29 ASSESSORS PLAT NO 30

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, appearing to read "Ralph Welton", with a horizontal line extending to the right.

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



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

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rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

July 25, 2014

Ivan Hamm
143 Hill
Ann Arbor, MI 48104

Re: Dangerous Building at 143 Hill, Ann Arbor, MI 48104
Parcel Identification Number 09-09-29-417-010
Legal Description: LOT 29 ASSESSORS PLAT NO 30

Dear Mr. Hamm:

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 cited legal description ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

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 1, 2, 3, 6, 7, and 8. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous include, but are not limited to, the following:

1. PARTIALLY COLLAPSED PORCH IN DANGER OF FURTHER COLLAPSE.
2. BUILDING ENVELOPE HAS LOST INTEGRITY AND IS SUBJECT TO WATER INFILTRATION.
3. FRONT DOOR IS UNUSEABLE, REAR DOOR IS PARTIALLY OBSTRUCTED.
4. VAGRANT RESIDING IN VAN PARKED ON PREMISES.

It is requested that you contact the Building Official by the end of the business day on Friday, August 10, 2014 to discuss your intentions for demolishing the property listed above. Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Dangerous Building Notice & Order
Page 2 of 2

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,

A handwritten signature in black ink, appearing to read "Ralph Welton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

Enclosure (Dangerous Buildings Ordinance)

cc: Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager



CITY OF ANN ARBOR, MICHIGAN

Planning & Development Services Unit
Construction Services Area
301 E. Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

VIOLATION NOTICE

Date: August 28, 2012

To: Ivan Hamm
143 Hill
Ann Arbor, MI 48103

Re: Unsafe Structure at 143 Hill

The above-cited property has been monitored as potentially dangerous since 2008 and is in violation of Section 116.1 of the 2009 Michigan Building Code. Several meetings with you concerning the safety and health issues at this address have not resulted in a serious effort on your part to gain compliance. Section 116.1 requires that dangerous properties be taken down or made safe. This section reads as follows:

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal, improper, occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

Remedy Required:

A permit application to replace the front porch and repair the damaged lap siding must be submitted to Construction Services located at 301 E. Huron. A walk-through of the premises must also be scheduled with the Building Official.

Failure to comply by September 15, 2012 will result in condemnation of this house as an unsafe structure and recommendation of demolition to the Building Board of Appeals. At that time, you will be notified of a show/cause hearing date in October. Please contact me directly with any questions or concerns.

Ralph Welton, Building Official
rwelton@a2gov.org

✓ 5/6/09

City of Ann Arbor

100 North Fifth Avenue
Ann Arbor, MI 48107-8647

Planning & Development Services 734-794-6267

Monday, January 26, 2009

HAMM IVAN
143 HILL ST
Ann Arbor, MI 48104

Subject: Code Violation # 08CE-0244
Violation Property Address: 143 HILL

The following items were found during an investigation inspection completed on 12/31/08 by Brad Ruppel and on 1/21/09 by Jim Baker:

1. Exterior of house is in disrepair. Front porch is of particular concern and may be in danger of collapse.
2. Community Development housing rehabilitation specialist also visited property and expressed similar concerns.

We would like to perform a follow up inspection on 2/1/09 to further assess the above referenced property. Representatives from Planning and Development Services will be on site to conduct the evaluation. Your cooperation is essential to facilitate this effort. Please contact me at your earliest convenience to discuss this matter. Thank you in advance for your cooperation.

Sincerely,

Jeff Ellis
Inspection Supervisor
Planning & Development Services
734-794-6268
jellis@a2gov.org

1/30/09 - Spoke w/ Mr. Hamm
He is aware of problem but leaving
town for 2 mos. I explained
we would visit site on 2/2
to assess. If dangerous, we will
past bldg.

662-6723



143

08/28/2014 13:46



08/28/2014 13:46



08/28/2014 13:46



Picture Taken
8/22/2014



Picture Taken
8/22/2014



Picture Taken
8/22/2014



12.30.2008



12.30.2008



12.30.2008



12.30.2008



By Pete Cunningham

BLIGHT BEAT: Ann Arbor soon may condemn house that's still occupied - by its owner

Posted: Wed, May 30, 2012 : 5:58 a.m. Topics: News



The heavily dilapidated property on 143 Hill St. may soon be condemned by the city of Ann Arbor.

Jeffrey Smith | AnnArbor.com

The **city of Ann Arbor** soon may condemn a heavily blighted property on Hill Street, but there is a serious complication delaying the process.

The owner still lives in the home.

The dilapidated home - located at [143 Hill St.](#) on the corner of Hill and Adams streets, just east of Main - is owned by **Ivan F. Hamm**. Though most of the homes in the neighborhood are of the older variety with many student rentals, they are well-kept.

Hamm's home stands out with most of the yellow paint on the wood-siding chipped off, plastic covering held on by duct tape where windows should be and a wooden shed that appears to have been collapsed for years in the backyard among other signs of general neglect.

Though the lawn seems as though it's been mowed recently, plants along the home look like they haven't been trimmed in years.

Ralph Welton, chief development official for the [city of Ann Arbor](#), said several attempts have been made to reach Hamm over the past six months with no success. Welton said none of the information on [community development block grant](#) funding has been returned nor have any phone calls, and Hamm has never come to the door when home visits were made.

Condemning the home is a last resort, but one the city may come to soon.

"In the end, if he's not willing to meet us, we may have to condemn the house," Welton said. "It's not what we'd like to do, but we want (Hamm) safe and the home does not appear liveable...there's no real easy way to do it."

Though the home has been an eyesore for years and been on the city's radar, it has slipped through the cracks for one reason or another.

According to Washtenaw County records, Hamm has owned the home since 1980. **Paul Robertson** - who owned several properties on Adams Street since the early '60s before recently selling - said as long as he can remember Hamm hasn't kept up the home despite pleas of neighbors.

"I really don't think I could do anything to persuade him to improve it. I don't think hardly anyone could tell him that," Robertson said. "I had a lot of handy people working for me over a period of time and (Hamm) would occasionally inquire if they could help out on some things.

"(The workers) always came back to me and said 'you can't do a damn thing to (the home), that place will fall down.'"

Robertson said when he sold a home that has a backyard bordering Hamm's for around \$200,000, Hamm was incensed that Robertson would sell for that low of a price. According to city documents, Hamm's home has an assessed value of \$114,200, giving it an estimated market value of \$228,400.

The front porch on the home facing Hill Street is collapsing, with a makeshift barricade nailed across



two front pillars that hold up an overhang. The overhang appears fire-damaged, but Robertson said he never recalls a fire.

The back of the home on 143 Hill St. is in disrepair as well.

Jeffrey Smith | AnnArbor.com

"That's just rotted down over the years," Robertson said of the porch.

Welton said there is not only concern over the outside appearance of the home. He said neighbors have speculated that hoarding may be going on inside the home.

"It's not a clean situation," Welton said.

Welton said housing arrangements would be made should the city have to condemn the house, but that it's ideal to be able to reach family. Hamm's brother, Eldon, is an Ann Arbor resident.

AnnArbor.com's several attempts to reach Hamm and his family were unsuccessful.

Jorge Viramontes, who will be a senior at the University of Michigan in the fall, has lived across the street since September. He said he's seen Hamm parking cars on football Saturdays and occasionally mowing the lawn.

"He keeps to himself," Viramontes said. "He just seems like a nice, old neighbor guy who's there, but I've never really talked to him."

Robertson said should the city be forced to action, Hamm won't appear so nice.

"In my opinion they'll have to outright condemn it and remove him physically... he won't go easy," Robertson said. "But something has to be done, there's no question about it.

"If nothing else, it's a fire hazard and not just for him, but for every property surrounding."