

ANN ARBOR BUILDING BOARD OF APPEALS

BUILDING OFFICIAL'S STAFF REPORT

Show Cause Hearing for Dangerous Building at 2710 Pontiac Trail, Ann Arbor, MI 48105 (Parcel Identification Number: 09-09-16-200-172).

DESCRIPTION AND DISCUSSION

Commercial Property Investors of Pontiac Trail LLC
8178 Jackson Road, Suite D
Ann Arbor, MI 48103

The building is a dangerous building.

An inspection was conducted by staff on May 18, 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 19, 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.
- House is collapsing.
- Roof, porch, foundation and steps are deteriorating and disintegrating.
- All buildings and entire site are an attractive nuisance for children and other trespassers who may be injured or commit criminal acts.

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.

(5) The building or structure or any part, that because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support,

building to be demolished or be otherwise made safe. The owner shall commence the necessary work by _____, 2016 and shall complete the work by _____, 2016. If the owner fails to comply with this Order then the City may cause the Building to be demolished.

THIS ORDER IS BASED ON THE FOLLOWING FINDINGS:

Respectfully,

Peter Pace
Assistant Building Official

Date: _____



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

Commercial Property Investors of Pontiac Trail LLC
c/o James A. Franke, Resident Agent
8178 Jackson Rd Ste D
Ann Arbor, MI 48103

Re: 2710 Pontiac Trail, Ann Arbor, Michigan 48105
Parcel Identification Number: 09-09-16-200-172

Dear Commercial Property Investors of Pontiac Trail LLC:

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:

COM AT THE CEN OF SEC 16 TH NORTHERLY 913.4 FT ALONG THE N AND S 1/4 LINE TO THE POB TH DEFL 92 DEG 43' LT 789.57 FT TH DEFL 96 DEG 35' RT 214.2 FT ALONG THE CL OF PONTIAC TRL TH DEFL 83 DEG 23' 25" RT 774.06 FT TH DEFL 92 DEG 30' RT 210.01 FT ALONG THE N AND S 1/4 LINE TO THE POB BEING 3.8 AC +/-

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: 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,
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734-794-6000 ext. 42660

DANGEROUS BUILDING NOTICE AND ORDER

May 19, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Commercial Property Investors of Pontiac Trail LLC
c/o James A. Franke, Resident Agent
8178 Jackson Rd Ste D
Ann Arbor, MI 48103

Re: 2710 Pontiac Trail, Ann Arbor, Michigan 48105
Parcel Identification Number: 09-09-16-200-172

Dear Commercial Property Investors of Pontiac Trail LLC:

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:

COM AT THE CEN OF SEC 16 TH NORTHERLY 913.4 FT ALONG THE N AND S 1/4 LINE TO THE POB TH DEFL 92 DEG 43' LT 789.57 FT TH DEFL 96 DEG 35' RT 214.2 FT ALONG THE CL OF PONTIAC TRL TH DEFL 83 DEG 23' 25" RT 774.06 FT TH DEFL 92 DEG 30' RT 210.01 FT ALONG THE N AND S 1/4 LINE TO THE POB BEING 3.8 AC +/-

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, 6, 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.**

- House is collapsing.
- Roof, porch, foundation, steps are deteriorating and disintegrating.
- All buildings and entire site are attractive nuisance for children and other trespassers who may be injured or commit criminal acts

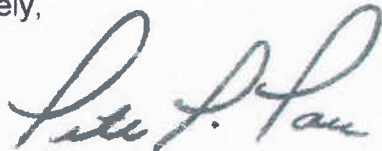
It is requested that you contact the Building Official by the end of the business day on **June 1, 2016**, to discuss your intentions for demolishing or repairing the buildings listed above.

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





