



STAFF REPORT

DATE: 10-7-15

TIME: 3:00 pm

LOCATION: 3045 Springbrook Street, Ann Arbor

CITY INSPECTOR: Peter Pace

CITY ORDINANCE/COMMENTS

- **8:381. - Dangerous building, prohibitions.** It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in section 8:382. All such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter. In addition to the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from a violation of this chapter.

The following issues were discovered upon our onsite inspection of the property.

- Presently, the garage structure remains still structurally stable and the overhead door is secured with plywood. The side screen porch and garage side entrance are still unsecure and are accessible to the public and rodent infestation. See pictures attached
- Heavy concentration of debris is still present in the screen porch and garage.
- The screen porch is in disrepair and exceeds the cost to replace.

Updates

10/21- Cheryl Smith contacted my office regarding the compliance letter for the property. Ms. Smith stated that the property is in foreclosure and all items left in the garage and screen porch are considered abandoned and the property has been neglected. She has had back surgery and cannot attend the hearing. She recommended we contact her siblings (also partial owners). Ms. Smith gave us their contact information to send letters of compliance and for issuing the removal of personal property and all debris by November 15, 2015. Any remaining property will be considered abandoned and unsalvageable to be removed at their cost.

RECOMMENDATION

The Building Official recommends that the Building Board of Appeals issue an order finding the structure to be a dangerous building because:

The screened porch is irreparably deteriorated.

The owner has not kept the structure secure from entry.

It is being used for storage posing a fire hazard.

The Building Official further recommends that the Building Board of Appeals issue an order requiring the owner to:

To obtain a demolition permit for the screen porch from the City Building Department by November 2, 2015 and complete the demolition of the screen porch by November 16, 2015.

Immediately secure all doors and openings through which a person could enter the garage.

Maintain the structure secure from entry at all times.

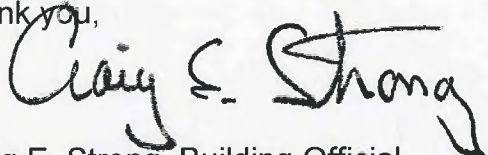
Remove all items from the structure by January 1, 2016.

Keep property maintained in compliance with all City ordinances.

Upon reasonable request allow entry by the City to inspect for compliance with requirements.

If the owner fails to comply, then the City may perform the work required, the cost of which will be a lien against the property.

Thank you,



Craig E. Strong, Building Official
City of Ann Arbor