



# 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

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Thursday, November 13, 2014

1:30 PM

Larcom City Hall, 301 E Huron St,  
Basement, conference room

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**A CALL TO ORDER**

**B ROLL CALL**

*Staff Present:*

7 - K. Larcom, R. Welton, L. Turner-Tolbert, R. Farrackand, A. Howard, D. Williams,  
I. Harrison

**Present:** 3 - Samuel Callan, Paul Darling, and Robert Hart

**Absent:** 1 - Chair Kenneth J. Winters

**C APPROVAL OF AGENDA**

Approved

**D APPROVAL OF MINUTES**

**D1 [14-1597](#) Building Board of Appeals Meeting Minutes of October 9, 2014**

**Attachments:** BBA Final Meeting Minutes for October 9, 2014.pdf

Approved by the Board and forwarded to City Council.

**E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS**

**E1 BBA14-0020 - 2nd Show Cause for 143 Hill, Ann Arbor, MI 48104**

*R. Welton gave a staff report on the property. The owner of the property, Mr. Hamm, stated that he has been unable to meet the demands of the Board but is continuing to work on it. He has been in negotiation with potential buyers. An appraiser has assessed the property but the report is not yet available. A purchasing agreement is pending but it will not be signed until after the appraisal has been received. K. Larcom described the legal liability of any potential buyers.*

*R. Hart moved that in the case of the Show Cause Hearing for BBA14-0020 concerning the building at 143 Hill Street, Ann Arbor, MI, the Building Board of Appeals tables this matter until the Board meets on December 11, 2014, at which the owner is hereby notified to appear for a Show Cause Hearing as deemed necessary by the Building Official. During those 30 days, the owner will produce proof of a sales agreement in progress, provided it is in writing, a copy of an appraisal for the structure, provide that no one occupies the house during that interim period*

*overnight, and allows the hoarding task force and/or the Building Official to regularly visit and inspect the structure. (A list describing the requirements of the owner was given to Mr. Hamm.)*

*Motion seconded by S. Callan and passes unanimously.*

E2 BBA14-0021 - 2nd Show Cause for 2893 Parkwood, Ann Arbor, MI 48108

*Attorney Scott Munzel appeared on behalf of the property owner, Sue DeMars. He gave a status report on the repairs done on the house. Foundation replacement has been completed. Mr. Roof has been selected as the contractor to repair the roof. Mr. Roof's bid includes work on the decking but does not include the front porch. R. Welton discussed continuing issues including impact of water damage to the structure and the need for inspection. Stan Hepworth, a neighbor of Ms. DeMars, voiced his concerns about the structure. Mr. Munzel asked if a certified structural engineer can give an assessment in lieu of an inspection by the Building Official.*

*R. Hart moved that in the case of the show cause hearing for BBA14-0021 concerning the building at 2893 Parkwood, Ann Arbor, MI, the Building Board of Appeals tables this matter until the board meets on December 11, 2014, at which the owner is hereby notified to appear for a show cause hearing if deemed necessary by the Building Official. During that 30-day period there is a provision that an independent, City-approved, certified inspector or structural engineer be retained to inspect the house per a scope delineated by the Building Official and submit to the Building Official a report of his or her findings. Also, a contract be signed with the roofing company that the work be completed within four to six weeks and also to include porch and fascia work.*

*Motion seconded by S. Callan and passes unanimously.*

**F OLD BUSINESS**

**G NEW BUSINESS**

**H REPORTS AND COMMUNICATIONS**

*R. Welton reported on 3045 Springbrook. The City is moving forward with the Order to demolish.*

**I PUBLIC COMMENTARY - GENERAL**

**J 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, at least two (2) business days in advance. Email: ahoward@a2gov.org**