



STAFF REPORT

DATE: 10-7-15

TIME: 3:30 pm

LOCATION: 2915 Shady Lane 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.

- The garage structure appears to be structurally sound in most aspects and all doors appear to be securable but found overhead was unlocked at time of inspection.
- Structure is used for storage of personal property after house fire and removal. Informed the owner to secure (lock doors) to refrain any public access.
- Owner of property stated their objective would be to eventually rebuild but had no specific time frame or schedule when plans would be submitted to building department.
- See pictures attached
- We notified the Owner, he had to remove all debris surrounding the garage and maintain cutting the grass and weeds on the property at all times.

Updates

10/21 onsite no changes

RECOMMENDATIONS

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

The owner has not kept it secure from entry.

It is being used for storage posing a fire hazard.

One or more persons have lived in the structure, which is not intended or fit for habitation.

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

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

Maintain the structure secure from entry at all times.

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

Not permit persons to occupy the structure.

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,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive style with a large, stylized "S" for "Strong".

Craig E. Strong, Building Official
City of Ann Arbor