

**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:**

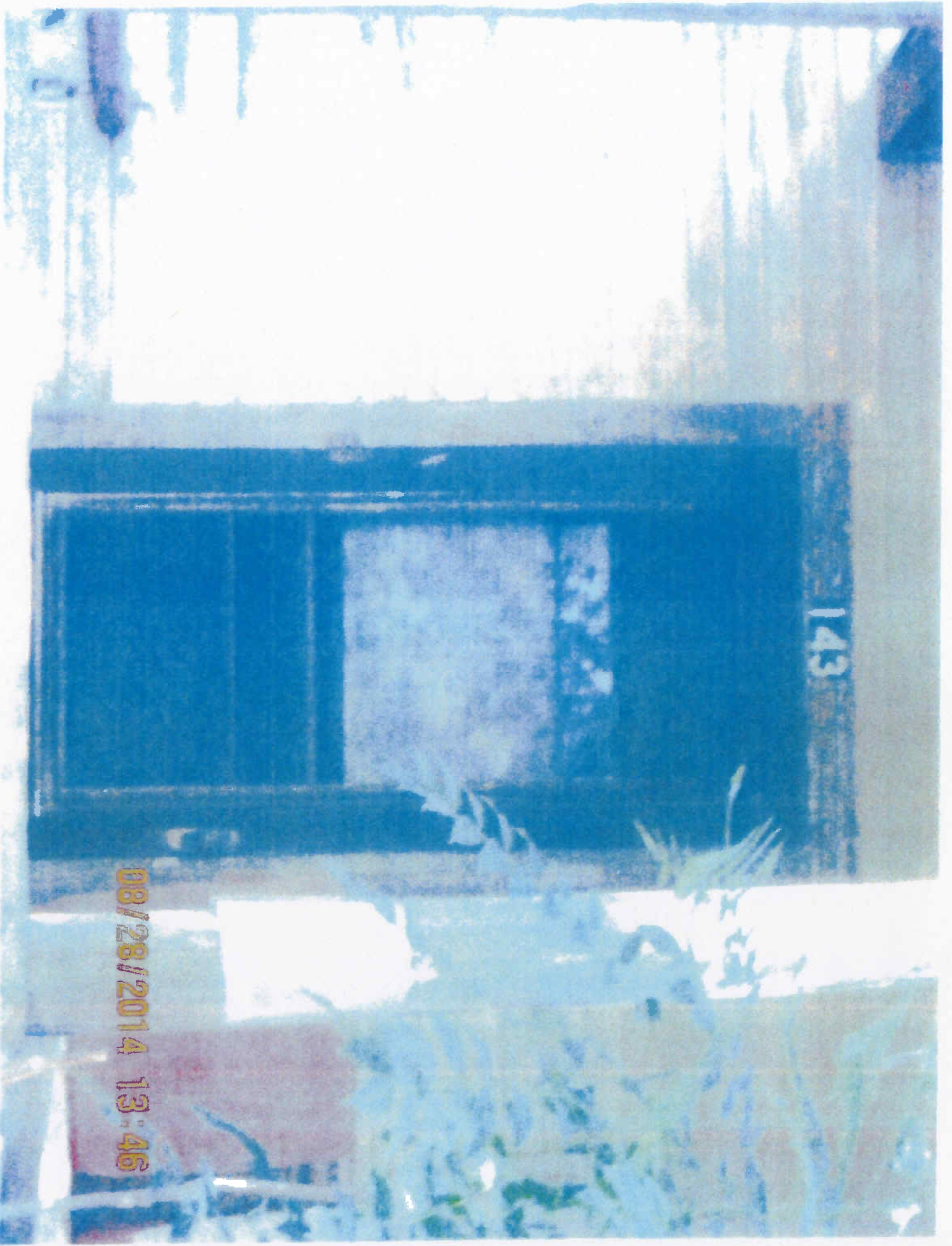
1. PARTIALLY COLLAPSED PORCH IN DANGER OF FURTHER COLLAPSE.
2. BUILDING ENVELOPE HAS LOST INTEGRITY AND IS SUBJECT TO WATER INFILTRATION.
3. FRONT DOOR IS UNUSEABLE, REAR DOOR IS PARTIALLY OBSTRUCTED.
4. VAGRANT RESIDING IN VAN PARKED ON PREMISES



Ralph Welton, Building Official  
City of Ann Arbor Construction Services







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 Peter Cunningham

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

Posted: Wed May 30, 2012 6:53 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.

✓ 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  
 post bldg.

662-6723





## 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) 794-3251  
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



**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 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.



**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 **2<sup>nd</sup> 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 that reads "Ralph Welton". The signature is written in a cursive style 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](mailto:rwelton@a2gov.org)

cc: Sumedh Bahl, Community Services Area Administrator  
Kristen D. Larcom, Senior Asst. City Attorney



**CITY OF ANN ARBOR, MICHIGAN**

Community Services Area  
Planning & Development Services Unit  
301 E HURON, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6263  
Fax: (734) 994-8460  
building@a2gov.org  
[www.a2gov.org](http://www.a2gov.org)

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September 18, 2014

Ivan Hamm  
143 Hill Street  
Ann Arbor, Mi 48104

RE: 143 Hill

Dear Mr. Hamm:

Please consider this letter a reminder of the items requested by the Building Board of Appeals on September 11, 2014. You have 30 days from the day of the meeting to acquire a contractor and pull the proper permits to repair or replace the front porch. 60 days from the date of the meeting to remove excessive storage from the interior of the home and immediately discontinue the use of the drive way being used for a resident sleeping in a vehicle.

You will be notified in October 2014 to attend the Building Board of Appeals Meeting on November 13, 2014 at 1:30 pm to report your progress.

If you have any questions please feel free to contact Ralph Welton at 734-794-6000, ext 42660 or Lisha Turner-Tolbert at 734-794-6000, ext. 42669.

Sincerely,

City of Ann Arbor  
Community Services  
Planning and Development Staff



## City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

### DANGEROUS BUILDING ORDER TO SHOW CAUSE ON SEPTEMBER 11, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Ivan Hill  
143 Hill  
Ann Arbor, MI 48103

Re: 143 Hill, 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 are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **September 11, 2014, at 1:30p.m.** in the City Council Chambers in the Ann Arbor City Hall, second floor. 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, including but not limited to:

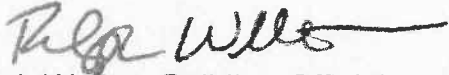
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The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

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.

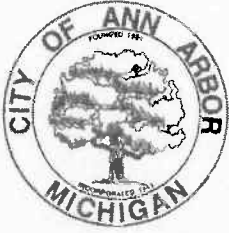
Sincerely,

A handwritten signature in black ink, appearing to read "Ralph Welton", with a long horizontal flourish extending to the right.

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

**Courtesy copies (w/attachment and enclosure) by first class mail to:**

cc: Sumedh Bahl, Community Services Area Administrator  
Kristen D. Larcom, Senior Asst. City Attorney



## City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6264 | f. 734.994.8460 | [building@a2gov.org](mailto:building@a2gov.org)

### BUILDING BOARD OF APPEALS MEETING NOVEMBER 13, 2014 NOTICE OF CONTINUATION OF HEARING

October 28, 2014

**BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING**

Ivan Hamm  
143 Hill Street  
Ann Arbor, MI 48104

RE: 143 Hill Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-417-010

Dear Mr. Hamm:

This letter is to inform you of a Notice of Continuation Hearing of the Ann Arbor Building Board of Appeals. The meeting will take place on **November 13, 2014 at 1:30 p.m.** in the **basement** of Ann Arbor City Hall. At the hearing you will have the opportunity to present your evidence and testimony for an appeal to the Building Board of Appeals. This meeting is a continuation of the Dangerous Building, Order to Show Cause Meeting from September 11, 2014.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.

If you have any questions please contact me by phone or email.

Sincerely,

Ralph Welton, Building Official  
City of Ann Arbor Construction Services  
97340794-6261, [rwelton@a2gov.org](mailto:rwelton@a2gov.org)





## City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
o 734.794.6264 f 734.994.8460 [building@a2gov.org](mailto:building@a2gov.org)

### BUILDING BOARD OF APPEALS MEETING DECEMBER 11, 2014 NOTICE OF CONTINUATION OF HEARING

December 1, 2014

**BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING**

Ivan Hamm  
143 Hill Street  
Ann Arbor, MI 48104

RE: 143 Hill Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-417-010

Dear Mr. Hamm:

This letter is to inform you of a Notice of Continuation Hearing of the Ann Arbor Building Board of Appeals. The meeting will take place on **December 11, 2014 at 1:30 p.m.** in the **basement** of Ann Arbor City Hall. At the hearing you will have the opportunity to present your evidence and testimony for an appeal to the Building Board of Appeals. This meeting is a continuation of the Dangerous Building, Order to Show Cause Meeting from November 13, 2014.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.

If you have any questions please contact me by phone or email.

Sincerely,

Ralph Welton, Building Official  
City of Ann Arbor Construction Services  
97340794-6261, [rwelton@a2gov.org](mailto:rwelton@a2gov.org)



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — RENTAL HOUSING**  
**SERVICES**

301 E Huron St, Ann Arbor, MI 48104

p. 734.794.6264 f. 734.994.8460 rentalhousing@a2gov.org

Date: December 5, 2014

Ivan Ham  
143 Hill  
Ann Arbor, MI 48103

Mr. Ham,

Your property has been scheduled for an inspection on **12/9/14 at 9:00 am.** This inspection will take place in lieu of the Building Board of Appeals request to check the progress of eliminating the excessive storage on your property.

Per Chapter 105 8:504(c)(d)

1. Over accumulation of combustibles throughout the property. Properly reduce and store combustibles in the following manner:
  - a. Maintain 36" aisles into and throughout each room with easy access to all windows.
  - b. All electrical outlets, heating and return air grills and heating units are free from any obstruction.
  - c. Stove area is clear of combustibles.
  - d. No storage within 24" of the ceiling.

1. Cleanliness 8:508(1)(b)

(B) During Occupancy:

1. Floor surfaces. The floor surface shall be properly maintained.
3. General cleanliness. The owner of every dwelling shall be responsible for maintaining in a clean and sanitary condition, the dwelling, premises and all other structures on the premises except that:
  - (a) The occupant(s) shall keep that part of the dwelling and premises thereof which they occupy and control in a clean and sanitary condition.
  - (b) The occupant(s) shall dispose of all their trash and garbage in the proper containers or incinerator furnished for the cleanliness of the dwelling or rooming unit. The owner of every rental dwelling shall supply garbage disposal facilities or garbage storage containers in accordance with [Chapter 26](#) of the Ann Arbor City Code.

Thank you in advance for your anticipated cooperation. If you have any questions regarding this matter, please contact our office at 734-794-6264.

Sincerely,  
Brandon Boggs  
City of Ann Arbor  
Planning and Development - Rental Housing  
Phone: 734-794-6000 Ext. 42677



Attic,  
stairs  
&  
outside

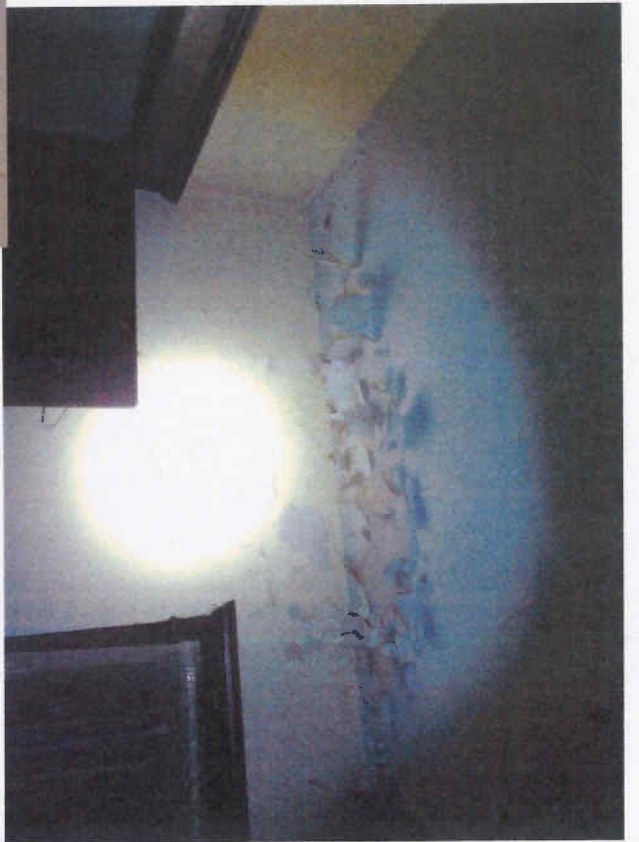


↳ LIVING ROOM →

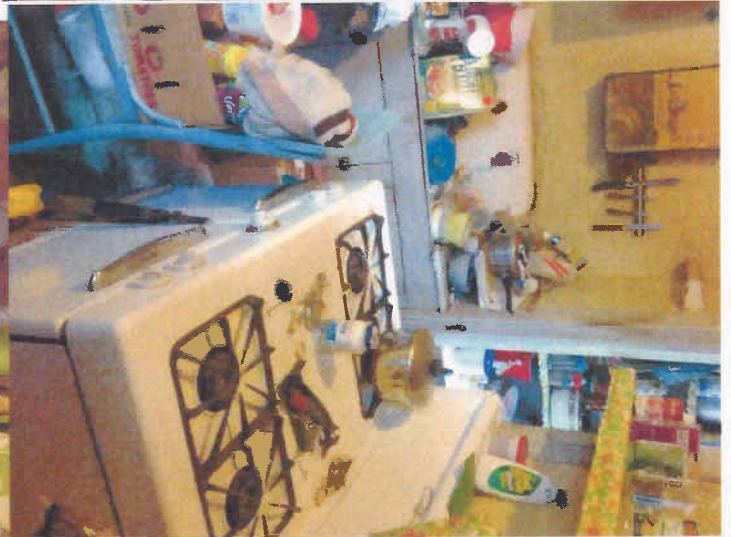


2nd  
R  
Beds





Bedrooms  
#  
D1W1W6



← Bath

2ND FL

Kitchen →



Basement  
12/9/14