



**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

January 22, 2014

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

Robert J. Palmer & Heather H. Palmer  
1620 Waltham Drive  
Ann Arbor, MI 48103

Re: 1620 Waltham Drive, Ann Arbor, MI 48103  
Parcel Identification Number 09-09-31-308-019

Dear Mr. & Ms. Palmer:

**Enclosed is a Notice and Order of Show Cause requiring you to appear at the meeting of the Ann Arbor Building Board of Appeals ("BBA") on February 13, 2014.**

Inasmuch as there was no response whatsoever to the City's previous notices, at the show cause hearing by the BBA on December 19, 2013, the BBA tabled the matter to provide the City time to further research ways in which we may contact you and other interested parties, if any.

As indicated in the previous notices, they were sent to you at the property's address, which remains the owners' address in the City Assessor records, as well as to Chase Home Finance (a/k/a JP Morgan Chase). At the time, you and Chase were the only parties with an interest in the property known to the City.

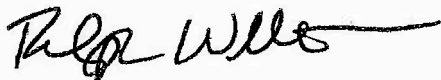
Since the meeting in December, we have located what we believe may be alternative addresses for you and we were recently informed that BSI Financial, Inc. is a new servicer. Thus, we are now also copying the City's communications to BSI Financial, Inc., as well as the alternative addresses we have for you, by certified and first class

mail as indicated below.

Please be advised that, as the Building Official, I am authorized to bring the matter back to the BBA for continuation of the show cause hearing based on my determination that you are not making progress in repairing the property.

If you have any questions please contact me by e-mail or phone.

Sincerely,



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

Enclosures

cc (w/enclosure) by certified and first class mail to:

BSI Financial Inc.  
P.O. Box 660605  
Dallas TX 75266

Robert J. Palmer  
510 Grove St.  
Greenville, MI 48838

Chase Home Finance, LLC  
10790 Rancho Bernardo Road  
San Diego, CA 92127-5705

Heather Palmer  
703 W. Jefferson  
Ann Arbor, MI 48104

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

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 6.362 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions stated 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 February 13, 2014, at 1:30 p.m. in 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:

Lot 367, Vernon Downs Subdivision No. 4, as recorded in Liber 15 of  
Plats, Page(s) 52, Washtenaw County Records

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,



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

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10790 Rancho Bernardo Road  
San Diego, CA 92127-5705

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703 W. Jefferson  
Ann Arbor, MI 48104

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

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**  
Building Board of Appeals Show-Cause Hearing of December 19, 2013

**Subject:** 1620 Waltham, Ann Arbor, MI 48103 PIN#090931308019

**Legal Description of Property:**

Lot 367, Vernon Downs Subdivision No. 4, as recorded in Liber 15 of Plats, Page(s) 52, Washtenaw County Records

**Description and Discussion:**

Single Family House with attached garage --

- Subject property vacant more than six months.
- House is unsecured with broken windows and unlocked doorwall.
- Interior water damage from roof penetrations.
- Extreme overgrowth in front and rear yards.
- Envelope penetrations allowing vermin inside attics.

This house is a mortgage foreclosure coming on the heels of a divorce. Attempts to contact the bank have not been successful. The wife called once in 2013 try to gain entrance. She agreed to call back later in the week so I could retrieve a key from the board up company, but did not follow up. Staff recommends demolition.



Front elevation showing  
overgrowth, gable vent, addition  
roof.

Ralph Welton, Building Official  
City of Ann Arbor  
Construction Services

*Ralph Welton*





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CHIEF DEVELOPMENT OFFICIAL  
CITY OF ANN ARBOR, MICHIGAN**

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Planning & Development Services Unit  
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rwelton@a2gov.org

**DANGEROUS BUILDING  
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

**December 5, 2013**

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

Robert J. Palmer & Heather H. Palmer  
1620 Waltham Drive  
Ann Arbor, MI 48103

Re: 1620 Waltham Drive, Ann Arbor, MI 48103  
Parcel Identification Number 09-09-31-308-019

Dear Mr. & Ms. Palmer:

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 December 19, 2013, 2013, at 9:30 a.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 367, Vernon Downs Subdivision No. 4, as recorded in Liber 15 of Plats, Page(s) 52, Washtenaw County Records

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,



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

Enclosure

cc (w/enclosure) by certified and first class mail to:

Chase Home Finance, LLC  
10790 Rancho Bernardo Road  
San Diego, CA 92127-5705

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



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rwelton@a2gov.org

**DANGEROUS BUILDING NOTICE AND ORDER**

November 20, 2013

Robert J. Palmer & Heather H. Palmer  
1620 Waltham Drive  
Ann Arbor, MI 48103

Re: 1620 Waltham Drive, Ann Arbor, MI 48103  
Parcel Identification Number 09-09-31-308-019  
Legal Description: Lot 367, Vernon Downs Subdivision No. 4, as recorded  
in Liber 15 of Plats, Page(s) 52, Washtenaw County Records

Dear Mr. & Ms. Palmer:

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 7, 8, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Tri-level house vacant for more than six months(#10).
- Open to intrusion through broken windows (#7).
- Gable vents open to animal intrusion (#8).
- Extreme vegetation overgrowth in front and rear yards (#8).

Dangerous Building Notice & Order  
Page 2 of 2

It is requested that you contact the Building Official by the end of the business day on Wednesday, December 4, 2013 to discuss your intentions for restoring or 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.

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 City. I can be reached by email or telephone.

Sincerely,



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

Enclosure (Dangerous Buildings Ordinance)

cc:

Surnedh Bahl, Community Services Area Administrator  
Kristen Larcom, Sr. Assistant City Attorney  
Lisha Turner-Tolbert, Programs & Projects Manager

**cc (w/enclosure) by certified and first class mail to:**

Chase Home Finance, LLC  
10790 Rancho Bernardo Road  
San Diego, CA 92127-5705





## 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) 794-6261  
Fax: (734) 994-8460  
rwelton@a2gov.org

### VIOLATION NOTICE

June 20, 2012

Chase Bank  
c/o Orlans Accociates, PC  
PO Box 5041  
Troy, MI 48007

Re: Unsafe Structure at 1620 Waltham

The above-cited property has been vacant and in extreme disrepair for several months and is in violation of Section 116.1 of the 2009 Michigan Building Code. 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.

In addition, the former owner has been sighted inside the house and is suspected to be occasionally staying there overnight. Immediate action required is for the house to be secured against entry, and overgrowth at the front elevation to be abated. The City also requests an intention of disposition for this property.

Failure to respond by July 14, 2012 will result in condemnation and demolition of this structure by City contractors with all costs being assessed to the property.

Please contact me at your earliest convenience.

Ralph Welton, Building Official  
City of Ann Arbor Construction Services