



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

September 17, 2015

Jeanette D. Willis
C/O: James Daniel
Marcea Childs
2460 Yost Blvd
Ann Arbor, MI 48103

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-12-02-405- 118

Dear Property Owner and Ms. Childs & Mr. Daniel:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for the Dangerous Building Notice and Order for the conditions at 2460 Yost Blvd.

The meeting will take place on Thursday, September 24, 2015 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting if needed.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
cstrong@a2gov.org



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CStrong@a2gov.org

**BUILDING BOARD OF APPEALS MEETING SEPTEMBER 24, 2015
NOTICE OF CONTINUATION**

September 1, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL

Marcea Childs
1398 Haybrooke Dr
Columbus, OH 43230

RE: 2460 Yost Blvd, Ann Arbor, Michigan 48104
Parcel Identification Number ("PIN"): **9-12-02-405-018**

Dear Ms. Childs:

This letter serves as a Notice of Continuation for Building Board of Appeals Hearing agenda item **BBA14-0763** presented to the Board on July 29, 2015. Per the motion at the time of the BBA meeting, *The owner shall commence the necessary work by contacting the building official by August 14, 2015, regarding requirements for obtaining necessary permits, and to complete the work by September 11, 2015, unless otherwise extended by the building official for purposes of compliance. If the owner fails to comply with this order the City will cause the building to be demolished.*

The owner/responsible party will be allowed the opportunity to provide the Board with updates of progress and present a plan of action.

The meeting will take place on **September 24, 2015** at **1:30 p.m.** on the **2nd** floor City Council Chambers in the Ann Arbor City Hall.

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

If you have any questions please contact me by email.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
CStrong@a2gov.org



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cstrong@a2gov.org or Building@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON May 14, 2015**

May 6, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Jeanette D. Willis
c/o Marcea Childs
2460 Yost Blvd
Ann Arbor, MI 48103

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number 09-12-02-405-018

Dear Property Owner and Ms. Childs:

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 May 14, 2015, at 1:30 p.m. on 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 27 PITTSFIELD PARK NO. 2

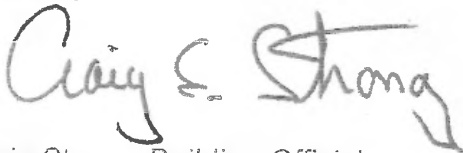
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

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,



Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosures

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

Marcea Childs
1398 Haybrooke Dr
Columbus, OH 43230

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



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development – Building Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
cstron @a2 ov.or or Building@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

April 9, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Jeanette D. Willis
c/o Marcea Childs
2460 Yost Blvd
Ann Arbor, MI 48103

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number 09-12-02-405-018

Dear Property Owner and Ms. Childs:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that Jeanette D. Willis is the owner of the property located within the City of Ann Arbor at the above-referenced address. However, there is some indication that Ms. Willis may have passed away, but that you have a connection with the property. The property is more fully described in the Assessor's Records as follows:

LOT 27 PITTSFIELD PARK NO. 2

This letter is to provide notice that the City finds that the building[s] on the property is a [are] dangerous building[s] as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsection[s] 2,3,4,5,6,7,8,9,10. A copy of Chapter 101 is enclosed. Specific defects that render the building[s] dangerous include, but are not limited to, the following:

- Building has been unoccupied for 180 days or more without being listed for sale or lease.
- Building is dilapidated
- Doors and windows open leaving the interior of the building or structure exposed to the elements or accessible to entrance by trespassers.

It is requested that you contact the Building Official by the end of the business day on April 23, 2015 to discuss your intentions for demolishing or repairing the buildings listed above and to schedule an interior inspection.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

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 Building Official. I can be reached by email or telephone.

Sincerely,

A handwritten signature in black ink that reads "Craig Strong". The signature is written in a cursive, slightly slanted style.

Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

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

Marcea Childs
1398 Haybrooke Dr
Columbus, OH 43230

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



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Phone: (734) 794-6261
Fax: (734) 994-8460

DANGEROUS BUILDING NOTICE AND ORDER

February 25, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Jeanette D. Willis
2460 Yost Blvd
Ann Arbor, MI 48103

Re: 2460 Yost Blvd, Ann Arbor, Michigan 48103
Parcel Identification Number 09-12-02-405-018

Dear Ms. Willis:

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. The property is more fully described in the Assessor's Records as follows:

LOT 27 PITTSFIELD PARK NO 2

This letter is to provide notice that the City finds that the building on the 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 subsection[s] 2,3,4,5,6,7,8,9,10. A copy of Chapter 101 is enclosed. Specific defects that render the building dangerous include, but are not limited to, the following:

- **Unsecured front and rear doors, broken windows, leaking roof, overgrown landscape, neighbor complaint of vagrants breaking into and/or living in house.**
- **Building has been unoccupied for 180 days or more without being listed for sale or lease**

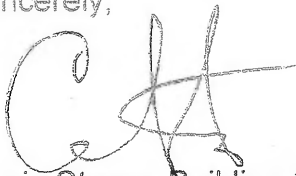
It is requested that you contact the Building Official by the end of the business day on **March 10, 2015** to discuss your intentions for restoring or demolishing the property listed above.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

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,

A handwritten signature in black ink, appearing to read 'CS', with a large, stylized 'C' and 'S'.

Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

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

cc: Marcea Childs, 1398 Haybrooke Drive, Columbus, OH 43230
Sumedh Bahl, Community Services Area Administrator
Lisha Turner-Tolbert, Project And Programs Manager
Kristen D. Larcom, Senior Asst. City Attorney



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DANGEROUS BUILDING NOTICE AND ORDER

February 6, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Jeanette D. Willis
2460 Yost Blvd
Ann Arbor, MI 48105

Re: 2460 Yost Blvd, Ann Arbor, Michigan
Parcel Identification Number 09-12-02-405-018

Dear Ms. Willis:

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. The property is more fully described in the Assessor's Records as follows:

LOT 27 PITTSFIELD PARK NO 2

This letter is to provide notice that the City finds that the building on the 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 subsection[s] 2,3,4,5,6,7,8,9,10. A copy of Chapter 101 is enclosed. Specific defects that render the building dangerous include, but are not limited to, the following:

- **A building or structure is vacant, dilapidated and open at door or window, leaving the interior of the building or structure exposed to the elements or accessible to entrance by trespassers.**

A building or structure remains unoccupied for a period of 180 consecutive days or longer, and is not listed as being available for sale, lease, or rent with a real estate broker licensed under the state occupational code.

It is requested that you contact the Building Official by the end of the business day on **February 19, 2015** to discuss your intentions for restoring or demolishing the property listed above.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

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,

A handwritten signature in black ink, appearing to be 'CS', written over a faint grid background.

Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc (w/attachment and enclosure) by certified and 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

☎ 734.794.6264 ☎ 734.994.8460 rentalhousing@a2gov.org

February 5, 2014

Jeannette D. Willis
2460 Yost Blvd
Ann Arbor, MI 48104

RE: 2460 Yost Blvd

Good afternoon Ms. Willis:

This is to inform you that the City of Ann Arbor has been informed that your house at 2460 Yost, Ann Arbor, MI 48108 has been vandalized. The front and rear doors have been broken into and there are several windows with broken window panes.

There is now access to the interior of the house by vandals and or animals. The City has contacted a restoration company to lock and secure the property at the owners expense. If the invoice for this action is not paid, it will be attached to the tax roll.

Ann Howard
City of Ann Arbor
Planning and Development
ahoward@a2gov.org
734-794-6000. ext 42667



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning and Development Service Unit
Rental Housing Services

301 East Huron, P.O. Box 8647 • Ann Arbor, Michigan • 48107-8647

Phone: (734) 794-6264

Fax: (734) 994-8460

rentalhousing@a2gov.org

DO NOT REMOVE

Any person(s) violating or removing this notice is subject to a fine of not more than \$500.00 and costs of prosecution or by imprisonment for not more than 90 days, or both.

NOTICE OF NON COMPLIANCE

2460 YOST

THIS BUILDING OR PORTION THEREOF IS NON COMPLIANT DUE TO THE FOLLOWING CONDITION(S):

FAILURE TO REGISTER THE PROPERTY AS A RENTAL WITH THE CITY OF ANN ARBOR

City of Ann Arbor Housing Code – Chapter 105, Section 8:516(4) – Certificate of Compliance:

“No person shall lease or otherwise make a dwelling or rooming unit available for occupancy if a certificate of compliance is not in effect for the unit. Violators of this subsection who the city has notified at least 10 days prior to prosecution shall be punished by a fine of not less than \$200.00.”

Per the Rental Housing Code Chapter 105 section 8:522:

All tenants have the right to put their rent money in escrow for all unregistered rental units and/or those posted as non compliant. The lack of a certificate will not justify the removal of a tenant without court action following notice under MCR 4.201.

For question and inquires about this notice please contact.

Brad Ruppel 734-845-0812

Insert Inspectors Name, Cell Phone Number, e-mail / Contact office for Registration violations



