



STAFF REPORT

DATE: 10-7-15

TIME: 1:30 pm

LOCATION: 702 Brooks, 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.

- RV Camper in poor condition, parked in rear yard of property surrounded with overgrown weeds and vegetation. Camper door is open and an attraction for rodent infestation.
- Two un-plated vehicles parked on side property being used for storage of misc items, surrounded by over grown weeds and vegetation.
- Attached shed to property is dilapidated with plywood covering the door and parked un-plated vehicles and heavy over growth of vegetation surrounding the structure making it inaccessible, unfit to be used for any purpose, and subject to rodent infestation.
- No evidence of any brick repairs or soffits and fascia wood replacement repairs as required since the last onsite inspection. Paint peeling on all exterior woodwork thru-out.
- See pictures attached

- Top of brick veneer walls are exposed to elements due to missing brick and wood framing. Owner attempted to seal with vinyl siding in some areas but this is not a satisfactory corrective method for the issue.

Updates

10/21/15 onsite visit. Owner has removed pickup truck from site, one remaining vehicle and camper in the rear yard to be removed from site. The owner has removed the overgrowth of weed and vegetation around the shed on side of property, as well as removed misc. lumber and siding and placed in front porch. Owner has commenced replacing any missing brick on exterior walls.

RECOMMENDATIONS

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

- It is dilapidated and subject to further deterioration.
- It is unfit to be used for any purpose, and subject to rodent infestation.

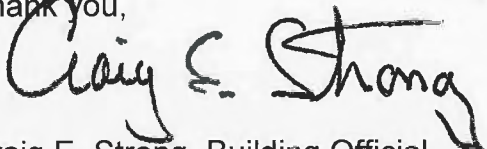
The Building Official further recommends that the Building Board of Appeals issue an order requiring the owner to:

Correct all violations by November 30, 2015, by continuing to remove vehicles and maintaining property in compliance with all City ordinances so that structure may be accessed by staff to determine if structurally sound and check for rodent infestation.

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,



Craig E. Strong, Building Official
City of Ann Arbor