

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Building Board of Appeals Show-Cause Hearing of April 10, 2014

Subject: 2893 Parkwood, Ann Arbor, MI 48108 PIN#091202321015

Legal Description of Property:
LOT 266 DARLINGTON NO 1

Description and Discussion:

Foundation walls are currently being replaced. Compromised envelope including tarp on roof, open soffits and fascias. Staff recommends requiring a short timeframe to hire contractor for work.



Ralph Welton, Building Official
City of Ann Arbor Construction Services

07/15/2014





08/28/2014 14:18



08/28/2014 14:19



08/28/2014 14:18



**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

October 30, 2014

Susan DeMars
2893 Parkwood Ave.
Ann Arbor, MI 48104

Required repairs at 2893 Parkwood, PIN #09-12-02-321-015

Ms. DeMars:

In response to your email of 10/18/14, I am hoping that when you say you will have completed all that was asked of you by the 11/13/14 Building Board meeting, that you are including the following:

- A new roof will have been installed
- You and I have walked through the upstairs to verify the scope of work needed to repair water damage caused by the failed roof.

Reports from the field are that Dexter Block is nearly complete with the basement walls and that this has been a major improvement. Dexter Builders is certainly a contractor that would be able to install the roof as well. In addition, I am supplying these names:

R.D. Kleinschmidt, Inc..... 734-428 8836

D.A. Home Improvement..... 734-285-3380

Mr. Roof..... 800-949-0009

Please feel free to contact me with any questions, and also to schedule a walk-through.

Sincerely,

Ralph Welton, Building Official
City of Ann Arbor Construction Services



**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 17, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Susan DeMars
2893 Parkwood
Ann Arbor, MI 48104

Re: 2893 Parkwood, Ann Arbor, MI 48104
Parcel Identification Number 091202321015

Susan DeMars:

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 attached legal description ("the Property"). The City is sending, by certified and first class mail to the address indicated below, a copy of this letter to all other parties known to the City who may have an interest in this Property.

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 2, 3, 5, 6. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- **Compromised envelope including: Roof – open to the elements, missing shingles, holes, damaged eaves and soffits. Rear portion covered with a tarp.**
- **Foundation – collapsing and open to the elements. Missing foundation walls covered with plywood and debris, soils and concrete left in yard.**

- It is requested that you contact the Building Official by the end of the business day on Monday, July 28th, 2014 to discuss your intentions for restoring the property listed above.

Failure to respond will result in further action for recommendation 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

Attachment (legal description)
Enclosure (Dangerous Buildings Ordinance)

cc:
Sumedh Bahi, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney



**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

Susan DeMars
2893 Parkwood Avenue
Ann Arbor, MI 48104

August 28, 2014

Re: 2893 Parkwood Avenue, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-321-015

Dear Ms Susan DeMars:

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 1:30 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 266 DARLINGTON NO 1

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,



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

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. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

DANGEROUS BUILDING ORDER TO SHOW CAUSE ON SEPTEMBER 11, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Susan DeMars
2893 Parkwood
Ann Arbor, MI 48104

Re: 2893 Parkwood, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-321-015

Dear Ms Susan DeMars:

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 1:30 p.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:

- Compromised envelope including: Roof – open to the elements, missing shingles, holes, damaged eaves and soffits. Rear portion covered with a tarp.
- Foundation – collapsing and open to the elements. Missing foundation walls covered with plywood and debris, soils and concrete left in yard.

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 blue ink that reads "Ralph Welton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, 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, 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

September 18, 2014

Susan De Mars
2893 Parkwood
Ann Arbor, MI 48104

RE: 2893 Parkwood

Dear Ms. De Mars:

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 final the foundation and soil erosion permits for the new foundation of your house.

Within 60 days of the September meeting you are expected to arrange for an inspection of the interior ceilings with Mr. Welton. In addition you are expected to solicit bids from contractors to replace the roof and acquire permits for the work. Mr. Ralph Welton will work with your chosen contractor to inspect the trusses, decking and frame work of the roof structure before final decking, and shingles are installed.

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

r



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

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

October 28, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Susan De Mars
2893 Parkwood Ave
Ann Arbor, MI 48104

RE: 2893 Parkwood Ave, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-12-02-321-015

Dear Ms. De Mars:

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



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

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

DECEMBER 1, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Susan De Mars
2893 Parkwood Ave
Ann Arbor, MI 48104

RE: 2893 Parkwood Ave, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-12-02-321-015

Dear Ms. De Mars:

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



BUILDING PERMIT

CITY OF ANN ARBOR

BUILDING DEPARTMENT
 301 E Huron St, P.O. Box 8647
 Ann Arbor, MI 48104
 Phone: (734) 794-6267
 Fax: (734) 994-8460

PLEASE VISIT THE CITY WEB SITE TO SCHEDULE YOUR INSPECTION - WWW.A2GOV.ORG/permits

Permit Number: **BLDG14-2535**

Construction Type:

Use Group:

Work Type: **RES ROOF**

Remove & replace shingles

Stipulations:

LOCATION	OWNER
2893 PARKWOOD AVE 09-12-02-321-015	DE MARS SUSAN 2893 PARKWOOD AV Ann Arbor, MI 48104
<p>Approved plans must be retained on job and this card kept posted until final inspection has been made. Permits and inspection notices must be posted at a single location on site (electrical panel, etc.). Where a Certificate of Occupancy is required, such building shall not be occupied until final inspection has been approved. Minimum 24 hour notice required for inspection. You must request inspection.</p>	CONTRACTOR
	<p>John McCarter Construction LLC 475 Washington South Lyon, MI 48178 (248) 446-1750</p>

Permit Item	Account Number	Fee Basis	Amount
BUILDING PERMIT FEE	0026-033-3330-0000-431	0	170.00

Ralph Welton
 Building Official

Date Issued: **12/05/2014**
 Date Expires: **06/03/2015**

Fee Total: \$170.00
Amount Paid: \$170.00

BALANCE DUE: \$0.00

I agree this permit is only for the work described and does not grant permission for additional work which requires separate permits. I understand that this permit will become invalid, and null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days any time after work has commenced, and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as authorized agent. I agree to conform to all applicable laws of the State of Michigan and local jurisdiction. All information on the permit application is accurate.

Payment of permit fee constitutes acceptance of above terms.



12/08/2014 15:31



12/08/2014 15:30



12/08/2014 15:31