



**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 14, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Rodwan K. Rajjoub and Zokaa K. Rajjoub
1100 Campbell Street
Williamsport, PA 17701

Re: 3680 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-030

Dear Rodwan K. Rajjoub and Zokaa K. Rajjoub:

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

At the show cause hearing by the BBA ("BBA") on December 19, 2013, the BBA tabled the matter. You had indicated that the building on this property was going to be demolished.

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

Enclosures

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



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**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON FEBRUARY 13, 2014**

January 14, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Rodwan K. Rajjoub and Zokaa K. Rajjoub
1100 Campbell Street
Williamsport, PA 17701

Re: 3680 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-030

Dear Rodwan K. Rajjoub and Zokaa K. Rajjoub:

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 **February 13, 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

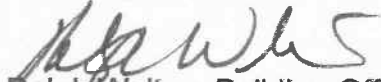
should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Beginning at a point 42 Rods South of the Northeast corner of the East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 6 East and running thence West 80 Rods on a line parallel with the North line of said Section; thence South 15 Rods parallel with the East line of said Section and thence East 80 Rods on a line parallel with the North line of said Section; thence North 15 Rods to the Place of Beginning. Except that portion taken by County Drain Commission in Liber 1692, page 547.

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

Enclosures

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: 3680 Platt Road, Ann Arbor, MI 48108 PIN#091210400030

Legal Description of Property:

Beginning at a point 42 Rods South of the Northeast corner of the East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 6 East and running thence West 80 Rods on a line parallel with the North line of said Section; thence South 15 Rods parallel with the East line of said Section and thence East 80 Rods on a line parallel with the North line of said Section; thence North 15 Rods to the Place of Beginning. Except that portion taken by County Drain Commission in Liber 1692, page 547.

Description and Discussion:

- Vacant since at least 2010
- Attractive nuisance
- Disintegrating roof and envelope
- Sporadic dumping
- Overgrowth

Vacant and, according to owner, slated for demolition to allow for condominium project. No corroboration has been produced on this venture. Staff recommends demolition.



Ralph Welton, Building Official
City of Ann Arbor Construction Services



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

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Rodwan K. Rajjoub and Zokaa K. Rajjoub
1100 Campbell Street
Williamsport, PA 17701

Re: 3680 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-030

Dear Rodwan K. Rajjoub and Zokaa K. Rajjoub:

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 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:

Beginning at a point 42 Rods South of the Northeast corner of the East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 6 East and running thence West 80 Rods on a line parallel with the North line of said Section; thence South 15 Rods parallel with the East line of said Section and thence East 80 Rods on a line parallel with the North line of said Section; thence North 15 Rods to the Place of Beginning. Except that portion taken by County Drain Commission in Liber 1692, page 547.

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

Enclosure

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



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DANGEROUS BUILDING NOTICE AND ORDER

November 20, 2013

Rodwan K. Rajjoub and Zokaa K. Rajjoub
1100 Campbell Street
Williamsport, PA 17701

Re: 3680 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-030

Legal Description: Beginning at a point 42 Rods South of the Northeast corner of the East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 6 East and running thence West 80 Rods on a line parallel with the North line of said Section; thence South 15 Rods parallel with the East line of said Section and thence East 80 Rods on a line parallel with the North line of said Section; thence North 15 Rods to the Place of Beginning. Except that portion taken by County Drain Commission in Liber 1692, page 547.

Dear Rodwan K. Rajjoub and Zokaa K. Rajjoub:

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 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 5, 8, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Two story farmhouse w/accessory structure vacant for more than 6 months (10).
- Open to intrusion through windows and doors (9).

Dangerous Building Notice & Order
Page 2 of 2

- Siding, overhang, and roof damage (8).
- Dumping on premises (8).
- Foliage overgrowth (5).

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

Enclosure (Dangerous Buildings Ordinance)

cc:

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