



STAFF REPORT

DATE: 10-7-15

TIME: 2:30 pm

LOCATION: 1333 Arella Street, 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.

- The garage structure remains unsafe and the structure posts have deteriorated where as the building is leaning towards the house and a temporary 2 x 4 was installed to stop the building from collapsing. See pictures attached.
- Roof rafters have been unattached from the supporting beam and roof deck has large holes which make the structure unsafe
- Owner removed the dangerous caution label installed by the building dept on the prior onsite inspection in May 2015.
- Heavy concentration of debris is still present under this structure and needs to be removed from site.

UPDATES

10/16 - Owner did apply for demolition permit.
10/20 – Owner received demolition permit.

10/21 – Onsite inspection found owner removed the dangerous building sticker from carport.

RECOMMENDATIONS

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

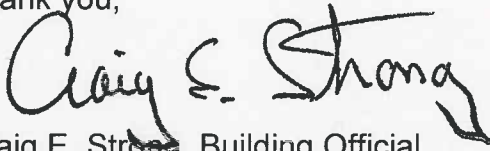
The building is structurally unsound from the foundation to the roof; cost to repair exceeds cost to replace.

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

To complete the demolition of the building by November 16, 2015.

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,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive style with a large, sweeping "C" and "S".

Craig E. Strong, Building Official
City of Ann Arbor