



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Cstrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

April 8, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Manfred and Paula Kochen
2026 Devonshire Rd.
Ann Arbor, MI 48104

Re: 2026 Devonshire Rd., Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-34-205-017

Dear Mr. and Mrs. Kochen:

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:

PRT LOT 15 BEG INT SL MELROSE AVE WITH WL LOT 21 TH SW ALG S CURVE
BDY OF MELROSE AVE 140.37 FT TH ALG NE BDY LOT 20 133.6 FT TH DEF 68
DEG 21 MIN 30 SEC LT 96.9 FT TH NW ALG SW BDY LOT 21 111.62 FT TH N ALG
W BDY LOT 21 15 FT TO POB C L TUOMY WASHTENAW HILLS SUB

This letter is to provide notice that the City finds that the buildings on the property are dangerous buildings 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, 6, and 9. A copy of Chapter 101 is enclosed. Specific defects that render the buildings dangerous include, but are not limited to, the following:

- Gutters are falling off of all sides of house.
- Rear 2nd story wooden balcony is rotted and hanging next to house.
- Very large hole in tile roof, potential for entry by animals.
- Several small holes in roof.

- Front porch concrete steps are deteriorating.
- Left front corner of house by driveway has collapsing bricks.
- Side window of garage is broken out.
- See enclosed photographs.

It is requested that you contact the Building Official by the end of the business day on **April 22, 2016**, to discuss your intentions for demolishing or repairing the buildings 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 Building Official. I can be reached by email or telephone.

Sincerely,



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

Enclosures (Dangerous Buildings Ordinance; photographs)

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

**PNC Bank Ann Arbor
101 S. Main Street
Ann Arbor, MI 48104**

cc: Derek Delacourt, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



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**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON MAY 12, 2016 at 1:30 p.m**

May 3, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Manfred and Paula Kochen
2026 Devonshire Rd.
Ann Arbor, MI 48104

Re: 2026 Devonshire Rd., Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-34-205-017

Dear Mr. and Mrs Kochen:

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 12, 2016, 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:

PRT LOT 15 BEG INT SL MELROSE AVE WITH WL LOT 21 TH SW ALG S CURVE
BDY OF MELROSE AVE 140.37 FT TH ALG NE BDY LOT 20 133.6 FT TH DEF 68
DEG 21 MIN 30 SEC LT 96.9 FT TH NW ALG SW BDY LOT 21 111.62 FT TH N ALG
W BDY LOT 21 15 FT TO POB C L TUOMY WASHTENAW HILLS SUB

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,

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

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

Enclosures (Dangerous Building Notice & Order)

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

**PNC Bank Ann Arbor
101 S. Main Street
Ann Arbor, MI 48104**

cc: Derek Delacourt, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney

-----Original Message-----

From: Mnk [<mailto:kchm7@aol.com>]
Sent: Wednesday, May 04, 2016 10:42 AM
To: Pace, Peter
Subject: 2026 Devonshire Rd. 2

Dear Mr. Pace and Ms. Howard,

Thank you for meeting with David and me last Friday, April 29 regarding the property at 2026 Devonshire Rd, Ann Arbor, Mi. 48104.

As we discussed, our plan of action shall include:

- a). having David vacate the home within 10 days of our meeting,
but targeting the move for Tuesday May 3rd or Wednesday May 4th,
- b). removal of household debris,
- c). basic cleaning of the home in preparation of sale,
- d). doing some research on home values, comparables,
etc., and
- e). either listing FSBO or through a real estate agent.

We have already begun some excess storage removal and I am in the process of ordering a dumpster. I've done some computer research on sales of fixer uppers and home values in the area. I understand that there is a sense of urgency in mitigating this situation and my goal is to complete it as quickly as possible.

As a rough timeline, I hope to order and take delivery of the dumpster this week, am estimating about 2-3 weeks for debris removal and basic cleaning, then contacting an agent for an appraisal and discussion for listing if FSBO doesn't seem practical.

I want to thank you both and Inspector Andy Box for your kindness and understanding in this matter, and also for your time and patience in explaining this process and guiding us through it. I know my brother appreciates everything you're doing as well.

Sincerely,

Mark Kochen
734-717-4109