



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

May 2, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ehab Samaha
216 Nura Ct
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, Michigan 48108
Parcel Identification Number ("PIN"): 09-12-10-400-039

Dear Mr. Samaha:

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:

COM AT SE COR SEC 10, T3S, R6E, TH N 1 DEG 46 MIN 30 SEC E 1006.80 FT FOR A POB, TH N 89 DEG 12 MIN 0 SEC W 276.54 FT, TH N 54 DEG 27 MIN W 95.69 FT, TH N 1 DEG 46 MIN 30 SEC 69 FT, TH ELY 180 FT, TH N 1 DEG 46 MIN 30 SEC E 23.61 FT, N 89 DEG 16 MIN 0 SEC E 176.12 FT, TH S 1 DEG 46 MIN 30 SEC W 152.72 FT TO POB, BEING PRT OF SE 1/2 OF SD SEC, SUBJECT TO ROW & 16 FT COMMON USE

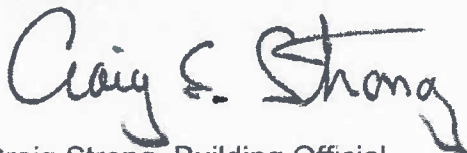
The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

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



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Community Services Area
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DANGEROUS BUILDING NOTICE AND ORDER

April 8, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ehab Samaha
216 Nura Ct
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, Michigan 48108
Parcel Identification Number ("PIN"): 09-12-10-400-039

Dear Mr. Samaha:

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:

COM AT SE COR SEC 10, T3S, R6E, TH N 1 DEG 46 MIN 30 SEC E 1006.80 FT FOR A POB, TH N 89 DEG 12 MIN 0 SEC W 276.54 FT, TH N 54 DEG 27 MIN W 95.69 FT, TH N 1 DEG 46 MIN 30 SEC 69 FT, TH ELY 180 FT, TH N 1 DEG 46 MIN 30 SEC E 23.61 FT, N 89 DEG 16 MIN 0 SEC E 176.12 FT, TH S 1 DEG 46 MIN 30 SEC W 152.72 FT TO POB, BEING PRT OF SE 1/2 OF SD SEC, SUBJECT TO ROW & 16 FT COMMON USE

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 5, 7, 8, 9, 10. A copy of Chapter 101 is enclosed. Specific defects that render the buildings dangerous include, but are not limited to, the following:

- **Buildings have been unoccupied for 180 days or more without being listed for sale or lease.**
- **House is deteriorating and is an attractive nuisance.**

- **House has envelope penetrations, foundation is crumbling.**
- **Attached garage in disrepair.**
- **Outbuilding is open, attractive nuisance.**
- **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,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive style with a large initial "C" and a long horizontal stroke for the "S".

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

Enclosure (Dangerous Buildings Ordinance; photographs)

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