

City of Ann Arbor Construction Services  
(734) 794-6261 [rwelton@a2gov.org](mailto:rwelton@a2gov.org)



**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](mailto:rwelton@a2gov.org)

January 14, 2014

**BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING**

Coghlan Properties, LLC  
c/o Michael T. Coghlan, Resident Agent/Member  
2849 Fairway  
Saline, MI 48176

Re: 2434 Pinecrest Avenue, Ann Arbor, MI 48104  
Parcel Identification Number 09-12-02-403-013

Dear Coghlan Properties, LLC and Mr. Coghlan:

**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 with instructions to maintain the property and keep it safe and secure. You had indicated that you would be submitting or had submitted permit applications to improve the property.

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

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 54, Pittsfield Park No. 4, as recorded in Liber 11 of Plats, Page(s) 24,  
Washtenaw County Records

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](mailto: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:** 2434 Pinecrest, Ann Arbor, MI. 48104 PIN#091202403013

**Legal Description of Property:**

Lot 54, Pittsfield Park No. 4, as recorded in Liber 11 of Plats, Page(s) 24, Washtenaw County Records

**Description and Discussion:**

Concrete slab on grade –

- House was demolished in 2011 without permits or inspections.
- Foundation was left to rebuild on.
- Water and sewer were left in place in anticipation of new house.
- Has become an attractive nuisance for congregating.

Owner was faced with going to BBA for show cause, so agreed to dismantle house. Permits were not obtained. A new house was not built within 12 months, so water & sewer must be disconnected at the main. Slab must be removed.

Staff recommends demolition of slab and disconnecting of water and sewer at City mains. Also disconnection of any live gas & electrical services.



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**

Coghlan Properties, LLC  
c/o Michael T. Coghlan, Resident Agent/Member  
2849 Fairway  
Saline, MI 48176

Re: 2434 Pinecrest Avenue, Ann Arbor, MI 48104  
Parcel Identification Number 09-12-02-403-013

Dear Coghlan Properties, LLC and Mr. Coghlan:

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 2<sup>nd</sup> 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 54, Pittsfield Park No. 4, as recorded in Liber 11 of Plats, Page(s) 24,  
Washtenaw County Records

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](mailto:rwelton@a2gov.org)

Enclosure

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



**RALPH WELTON  
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**DANGEROUS BUILDING NOTICE AND ORDER**

November 20, 2013

Coghlan Properties, LLC  
c/o Michael T. Coghlan, Resident Agent/Member  
2849 Fairway  
Saline, MI 48176

Re: 2434 Pinecrest Avenue, Ann Arbor, MI 48104  
Parcel Identification Number 09-12-02-403-013

Legal Description: Lot 54, Pittsfield Park No. 4, as recorded in Liber 11  
of Plats, Page(s) 24, Washtenaw County Records

Dear Coghlan Properties, LLC and Mr. Coghlan:

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 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 structure as defined in provisions of **Section 8:382 of Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 7, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Concrete slab remaining from previous house demolition (#10).
- Slab has become an attractive nuisance (#7).

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.

Dangerous Building Notice & Order  
Page 2 of 2

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](mailto: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