



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
www.a2gov.org
1-734-794-6263

STAFF REPORT

DATE: 4-4-2016

TIME: 12:00 PM

LOCATION: 827 EAST UNIVERSITY STREET, ANN ARBOR

BUILDING OFFICIAL: 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.

- Property has been vacant since before January 2013.
- Neighbor complaints of infestation and disrepair.
- Garage/shed lock is broken, possible harboring of vagrants.
- Vegetation is overgrown.
- Debris and litter strewn through back yard into alley way.
- House needs to be repainted
- Fence damaged and collapsing

Recommendations

The property has repairs of concern. I recommend the garage be secured from the public, the fence repaired and overgrowth of vegetation removed off the house. The property should meet the City ordinance of occupancy, must not be vacant for more than 180 days. Repairs should be completed within 30 days from this hearing.

Thank you,

Peter Pace,
Assistant Building Official
City of Ann Arbor



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647

p 734.794.6264 f. 734.994.8460 building@a2gov.org

BUILDING BOARD OF APPEALS MEETING APRIL 14, 2016 NOTICE OF CONTINUATION OF HEARING

April 1, 2016

Andrew L. Fanta
P.O. Box 4300
Ann Arbor, MI 48106

RE: 827 East University Ave., Ann Arbor, Michigan 48106
Parcel Identification Number ("PIN"): 09-09-33-203-017

Dear Mr. Fanta:

This letter is to inform you of a Notice of Continuation Hearing of the Ann Arbor Building Board of Appeals. The meeting will take place on **April 14, 2016 at 1:30 p.m.** in the 2nd flr Council Chambers of Ann Arbor City Hall.

This meeting is a continuation of the Dangerous Building, Order to Show Cause Meeting from March 18, 2016.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.
If you have any questions please contact me by email.

Sincerely,

Peter Pace, Deputy Building Official
City of Ann Arbor Construction Services
ppace@a2gov.org



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Fax: (734) 994-8460
CStrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

February 19, 2016

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Andrew L. Fanta
P.O. Box 4300
Ann Arbor, MI 48106-4300

Re: 827 East University Av., Ann Arbor, Michigan
Parcel Identification Number 09-09-33-203-017

Dear Mr. Fanta:

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:

S. ½ LOT 5 BLOCK 2 HILLS ADDITION

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 9 and 10. A copy of Chapter 101 is enclosed. Specific defects that render the building 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.**
- **Door of garage has a broken lock and appears that vagrants may be sleeping there.**

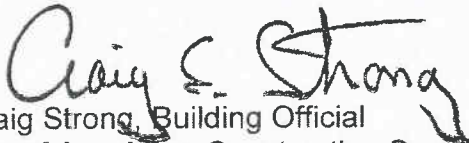
It is requested that you contact the Building Official before the end of the business day on **March 4, 2016** to discuss your intentions for demolishing or repairing the building.

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,



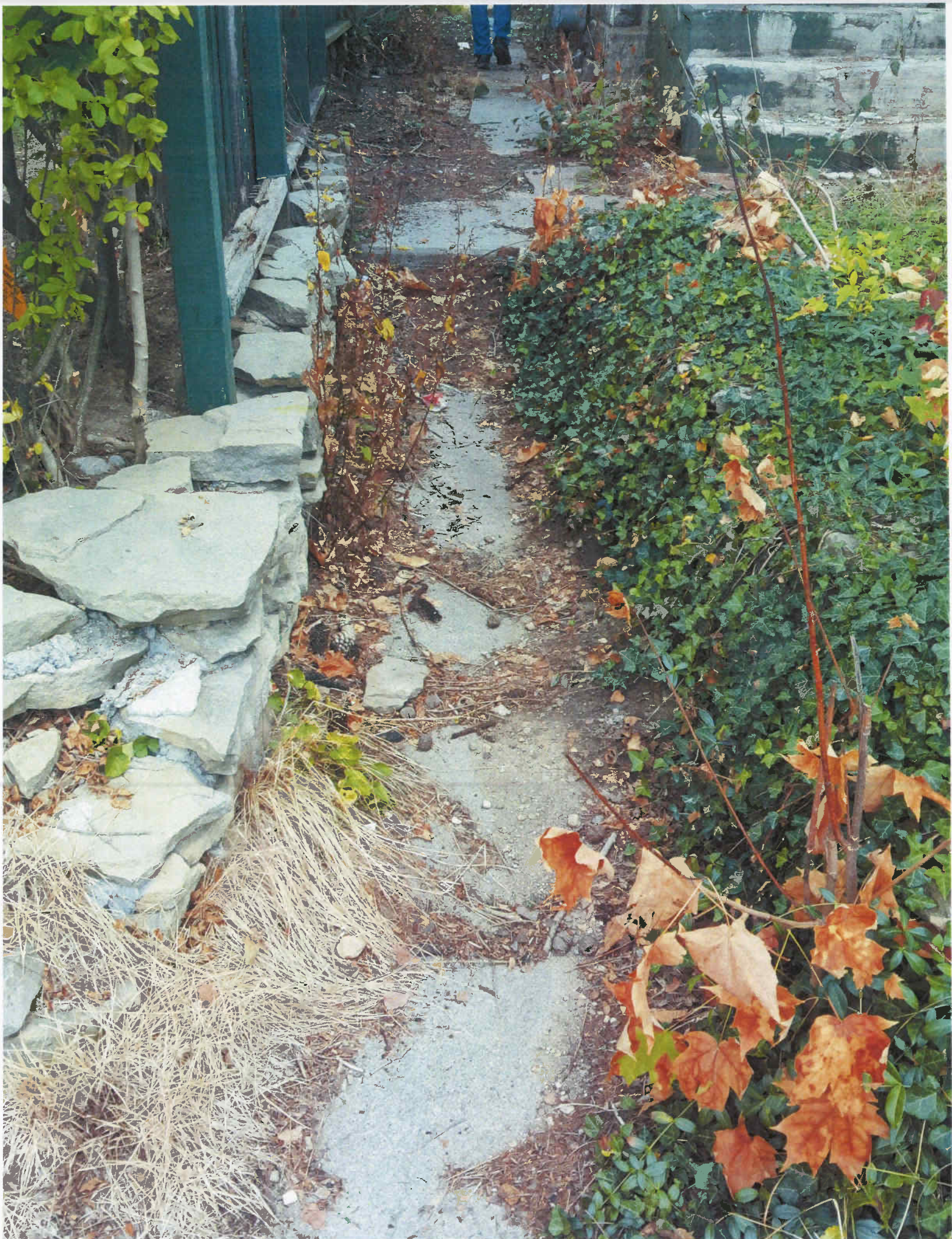
Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6000, ext 42660, cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc with enclosure by first class mail only:

Andrew L. Fanta
4930 Washtenaw Av.
Ann Arbor, MI 48108

cc: Larry Collins, Interim Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney





6:13:30-16





6:13:31:17



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