



**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

January 14, 2014

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

Gordon Otto Larson  
836 Brookwood Place  
Ann Arbor, Mi 48104

Re: 836 Brookwood Place, Ann Arbor, MI48104  
Parcel Identification Number: 09-09-33-216-022

Dear Mr. Larson/Larsen:

**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 for you to secure the building by January 10, 2014, and to submit plans and drawings for repair work within 60 days, which is to be completed within 180 days. You are to retain a licensed contractor to do the work on the roof, porch and basement; you may not pull the permits as a homeowner to do the work.

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  
City of Ann Arbor Construction Services

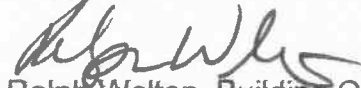
should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Lot 14, Assessor's Plat No. 13, as recorded in Liber 8 of Plats, Page(s) 51,  
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 (w/enclosure) by certified and first class mail to:

JPMorgan Chase Bank. N.A.  
1111 Polaris Parkway  
Columbus, OH 43240

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:** 836 Brookwood Place, Ann Arbor, MI. 48104 PIN#090933216022

**Legal Description of Property:**

Lot 14, Assessor's Plat No. 13, as recorded in Liber 8 of Plats, Page(s) 51, Washtenaw County Records

**Description and Discussion:**

Single Family Residence –

- Vacant more than six months (at least three years) without associated permits or realty listing.
- Compromised envelope including: broken window panes, missing and damaged siding.
- Collapsing 3-season room.
- Disintegrated front porch and foundation.
- Roof penetrations leading to water damage.

Owner contacted Construction Services in August of 2012, promising to submit full construction drawings. That has been my last contact with the owner. This house is a neighborhood nuisance that has garnered many complaints from Brookwood Place homeowners. Staff recommendation is to require demolition subsequent to the 20-day appeal period.



Sun Room and Roof Tarp



Front Porch



Elevation Envelope

Ralph Welton, Building Official  
City of Ann Arbor Construction Services

A handwritten signature in blue ink, appearing to read 'R. Welton'.



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**DANGEROUS BUILDING  
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

**December 5, 2013**

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

Gordon Otto Larson  
836 Brookwood Place  
Ann Arbor, MI 48104

Re: 836 Brookwood Place, Ann Arbor, MI 48104  
Parcel Identification Number: 09-09-33-216-022

Dear Mr. Larson/Larsen:

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 14, Assessor's Plat No. 13, as recorded in Liber 8 of Plats, Page(s) 51,  
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 (w/enclosure) by certified and first class mail to:

JPMorgan Chase Bank. N.A .  
1111 Polaris Parkway  
Columbus, OH 43240

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



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rwelton@a2gov.org

**DANGEROUS BUILDING NOTICE AND ORDER**

November 21, 2013

Gordon Otto Larson  
836 Brookwood Place  
Ann Arbor, MI 48104

Re: 836 Brookwood Place, Ann Arbor, MI 48104  
Parcel Identification Number 09-09-33-216-022  
Legal Description: Lot 14, Assessor's Plat No. 13, as recorded in Liber 8 of  
Plats, Page(s) 51, Washtenaw County Records

Dear Mr. Larson/Larsen (tax records/deed):

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 building as defined in provisions of **Section 8:382 of Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 2, 6, 7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Residence – Vacant more than six months without associated permits or realty listing (#10).
- Compromised envelope including: broken window panes, missing and damaged siding, collapsing 3-season room, disintegrated porch and foundation, roof penetrations (#6, #7, #8, #9).

It is requested that you contact the Building Official by the end of the business day on Thursday, December 5, 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

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

JPMorgan Chase Bank. N.A .

1111 Polaris Parkway

Columbus, OH 43240



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**DANGEROUS BUILDING NOTICE AND ORDER**

May 17, 2013

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

Gordon Otto Larson  
836 Brookwood Place  
Ann Arbor, MI 48104

Re: 836 Brookwood Place, Ann Arbor, MI 48104  
Parcel Identification Number 090933216022

Mr. Larson:

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 attached legal description ("the Property"). The City is sending, by certified and first class mail to the address indicated below, a copy of this letter to all other parties known to the City who may have an interest in this Property.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382 of Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 2, 6, 7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Residence – Vacant more than six months without associated permits or realty listing. Compromised envelope including: broken window panes, missing and damaged siding, collapsing 3-season room, disintegrated porch and foundation, roof penetrations.



**Dangerous Building Notice & Order**

October 24, 2012

Page 2 of 2

It is requested that you contact the Building Official by the end of the business day on Monday, May 27<sup>th</sup>, 2013 to discuss your intentions for restoring or demolishing the property listed above.

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)

Attachment (legal description)  
Enclosure (Dangerous Buildings Ordinance)

cc:

Sumedh Bahl, Community Services Area Administrator  
Kristen Larcom, Sr. Assistant City Attorney

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

Ann Arbor, MI 48107-8645

**Courtesy copies (w/attachment and enclosure) by first class mail to:**



## CITY OF ANN ARBOR, MICHIGAN

Planning & Development Services Unit

Construction Services Area

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

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### VIOLATION NOTICE

Date: July 26, 2012

To: Gordon Otto Larson  
836 Brookwood Pl  
Ann Arbor, MI 48104

Re: Unsafe Structure at 836 Brookwood Pl

The above-cited property has been vacant and in extreme disrepair for at least 5 years and is in violation of Section 116.1 of the 2009 Michigan Building Code. This section reads as follows:

**116.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal, improper, occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

**Remedy Required:**

Construction drawings and permit application, or a demolition application with copies of utility severs, must be submitted to Construction Services. Construction Services is located on the first floor of the Larcom Building at the address cited in the header.

Failure to comply by August 9, 2012 may result in a ticket being issued and other possible legal actions including demolition by City contractors with all costs plus 20% administrative fees being assessed to the property.

Feel free to contact me with any questions.

Ralph Welton, Building Official  
[rwelton@a2gov.org](mailto:rwelton@a2gov.org)