



**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

Ehab Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-039

Dear Ehab Samaha:

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 structure and to obtain permits to rehab it as you indicated was your plan by January 10, 2014. You were also instructed to remove the overgrowth by February 13, 2014.

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



**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

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON FEBRUARY 13, 2014**

January 14, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ehab Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-039

Dear Ehab 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 **February 13, 2014, 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:

Parcel 1: Commencing at the Southeast corner of Section 10, Town 3 South, Range 6 East and running thence North in the East line of Section 10, 1083.01 feet, thence deflecting 91 degrees 14 minutes 30 seconds to the left 176.00 feet to an iron pipe for a place of beginning; thence on the same course 180 feet to an iron pipe; thence deflecting 91 degrees 14' 30" to the right 49 feet to an iron pipe; thence Easterly parallel with the South boundary line of said parcel of land 180 feet, thence Southerly 49 feet to a place of beginning, and being in the Township of Pittsfield, County of Washtenaw, State of Michigan.

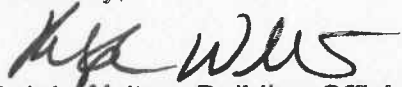
Parcel 2: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township Washtenaw County, Michigan; thence North 1 degrees 46' 30" East 1006.80 feet for a place of beginning thence North 89 degrees 12' West 276.54 feet, thence North 54 degrees 27' West 95.69 feet; thence North 1 degrees 46' 30" East 20.00 feet thence South 89 degrees 28' East 180.00 feet; thence North 1 degrees 46' 30" East 72.61 feet, thence North 89 degrees 16' East 176.12; thence South 1 degrees 46' 30" West 152.72 feet along the East line of said Section and the centerline of Platt Road to the place of beginning being part of the Southeast 1/2 of said Section, subject to a right of way 16 feet wide for use in common with others over that land which lies within 8 feet of the following described centerline: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence North 01 degrees 46' 30" East 1159.52 feet thence South 89 degrees 16' West 33.01 feet for a place of beginning; thence continuing South 89 degrees 16' West 143.10 feet to a place of beginning.

Commonly known as: 3802 Platt Rd, Ann Arbor, MI 48108.

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

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: 3802 Platt Road, Ann Arbor, MI 48108 PIN#091210400039

Legal Description of Property:

Parcel 1: Commencing at the Southeast corner of Section 10, Town 3 South, Range 6 East and running thence North in the East line of Section 10, 1083.01 feet, thence deflecting 91 degrees 14 minutes 30 seconds to the left 176.00 feet to an iron pipe for a place of beginning; thence on the same course 180 feet to an iron pipe; thence deflecting 91 degrees 14' 30" to the right 49 feet to an iron pipe; thence Easterly parallel with the South boundary line of said parcel of land 180 feet, thence Southerly 49 feet to a place of beginning, and being in the Township of Pittsfield, County of Washtenaw, State of Michigan.

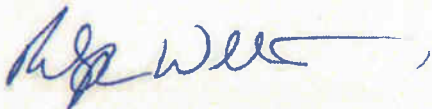
Parcel 2: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township Washtenaw County, Michigan; thence North 1 degrees 46' 30" East 1006.80 feet for a place of beginning thence North 89 degrees 12' West 276.54 feet, thence North 54 degrees 27' West 95.69 feet; thence North 1 degrees 46' 30" East 20.00 feet thence South 89 degrees 28' East 180.00 feet; thence North 1 degrees 46' 30" East 72.61 feet, thence North 89 degrees 16' East 176.12; thence South 1 degrees 46' 30" West 152.72 feet along the East line of said Section and the centerline of Platt Road to the place of beginning being part of the Southeast 1/2 of said Section, subject to a right of way 16 feet wide for use in common with others over that land which lies within 8 feet of the following described centerline: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence North 01 degrees 46' 30" East 1159.52 feet thence South 89 degrees 16' West 33.01 feet for a place of beginning; thence continuing South 89 degrees 16' West 143.10 feet to a place of beginning.

Description and Discussion:

- Vacant at least three years
- Open to vagrants, possibly occupied
- Foundation crumbling
- Attached garage in disrepair
- Existing oil tank
- Envelope penetrations

Just like 3786 Platt, this has been sitting three years. It was rented for a time, perhaps as a duplex. A fairly new roof, but siding issues may be allowing water in. there are low hanging utility lines and a dangerous out building. Staff recommends demolition.

Ralph Welton, Building Official
City of Ann Arbor Construction services





Open doors & siding issues



tank, garage & out building



Overgrowth visible from street



**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

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

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ehab Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-039

Dear Ehab 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 **December 19, 2013, 2013, at 9:30 a.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:

Parcel 1: Commencing at the Southeast corner of Section 10, Town 3 South, Range 6 East and running thence North in the East line of Section 10, 1083.01 feet, thence deflecting 91 degrees 14 minutes 30 seconds to the left 176.00 feet to an iron pipe for a place of beginning; thence on the

same course 180 feet to an iron pipe; thence deflecting 91 degrees 14' 30" to the right 49 feet to an iron pipe; thence Easterly parallel with the South boundary line of said parcel of land 180 feet, thence Southerly 49 feet to a place of beginning, and being in the Township of Pittsfield, County of Washtenaw, State of Michigan.

Parcel 2: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township Washtenaw County, Michigan; thence North 1 degrees 46' 30" East 1006.80 feet for a place of beginning thence North 89 degrees 12' West 276.54 feet, thence North 54 degrees 27' West 95.69 feet; thence North 1 degrees 46' 30" East 20.00 feet thence South 89 degrees 28' East 180.00 feet; thence North 1 degrees 46' 30" East 72.61 feet, thence North 89 degrees 16' East 176.12; thence South 1 degrees 46' 30" West 152.72 feet along the East line of said Section and the centerline of Platt Road to the place of beginning being part of the Southeast 1/2 of said Section, subject to a right of way 16 feet wide for use in common with others over that land which lies within 8 feet of the following described centerline: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence North 01 degrees 46' 30" East 1159.52 feet thence South 89 degrees 16' West 33.01 feet for a place of beginning; thence continuing South 89 degrees 16' West 143.10 feet to a place of beginning.

Commonly known as: 3802 Platt Rd, Ann Arbor, MI 48108.

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

Enclosure

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



**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**

DANGEROUS BUILDING NOTICE AND ORDER

November 20, 2013

Ehab Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-039

Dear Ehab 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, which is described more fully in the Assessor's Records as provided in the cited legal description on the second page of this letter ("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 5, 8, 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:

- One story house vacant for more than six months(#10).
- Open to intrusion through windows and doors (#9).
- Envelope is compromised, allowing water penetration (#8).
- Foliage overgrowth (#8).

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.

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

Enclosure (Dangerous Buildings Ordinance)

cc: Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

Legal Description:

Parcel 1: Commencing at the Southeast corner of Section 10, Town 3 South, Range 6 East and running thence North in the East line of Section 10, 1083.01 feet, thence deflecting 91 degrees 14 minutes 30 seconds to the left 176.00 feet to an iron pipe for a place of beginning; thence on the same course 180 feet to an iron pipe; thence deflecting 91 degrees 14' 30" to the right 49 feet to an iron pipe; thence Easterly parallel with the South boundary line of said parcel of land 180 feet, thence Southerly 49 feet to a place of beginning, and being in the Township of Pittsfield, County of Washtenaw, State of Michigan.

Parcel 2: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township Washtenaw County, Michigan; thence North 1 degrees 46' 30" East 1006.80 feet for a place of beginning thence North 89 degrees 12' West 276.54 feet, thence North 54 degrees 27' West 95.69 feet; thence North 1 degrees 46' 30" East 20.00 feet thence South 89 degrees 28' East 180.00 feet; thence North 1 degrees 46' 30" East 72.61 feet, thence North 89 degrees 16' East 176.12; thence South 1 degrees 46' 30" West 152.72 feet along the East line of said Section and the centerline of Platt Road to the place of beginning being part of the Southeast 1/2 of said Section, subject to a right of way 16 feet wide for use in common with others over that land which lies within 8 feet of the following described centerline: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence North 01 degrees 46' 30" East 1159.52 feet thence South 89 degrees 16' West 33.01 feet for a place of beginning; thence continuing South 89 degrees 16' West 143.10 feet to a place of beginning.

Commonly known as: 3802 Platt Rd, Ann Arbor, MI 48108.