



Agenda

City of Kalamazoo – Building Board of Appeals
241 W. South Street
Kalamazoo

November 17, 2016

City Commission Chambers, City Hall

2:00 p.m.

- A. Call to Order:
- B. Roll Call:
- C. Communications and Announcements:
- D. Approval of the Minutes:
- E. Initial Hearings:
 - 308 Norway
 - 915 E Stockbridge
- F. Re-hearings:
- G. Other Business:
- H. Adjournment:

**MINUTES
BUILDING BOARD OF APPEALS
August 18, 2016 2:00 p.m.
City Commission Chambers**

CALL TO ORDER

Chair Emig called the meeting to order at 2:00 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Richard Emig, Chair, Charles Kiplinger, Vice Chair, Gary Wark, Linda Servis, Lyndia Bruckbauer

Members Absent: David Hyde, Emily Parfet

City Staff: Robert McNutt, Building Official; Carmela Hostiguin, Recording Secretary

NEW BUSINESS

APPROVAL OF PREVIOUS MINUTES

Mrs. Servis, seconded by Mr. Kiplinger moved to approve the minutes of August 18, 2016 as submitted, approved by voice call vote.

APPROVAL OF AGENDA

No changes to the Agenda

INITIAL HEARINGS

The following property was presented to the board for a public hearing:

1318 N Rose

This property is located in a residential District (Use Zone RM-15) in the Northside neighborhood. The 44' X 165' (0.017 acre) property contains a 1047 sq. ft. 2 story residential building built in 1910. Nearby uses are residential dwellings. There are no historic considerations for this property.

Mr. McNutt stated this property has been vacant and abandoned for so many years, and it has so much deterioration that he believes it will collapse soon. The roof has failed and the elements

are getting inside. Mr. McNutt said that based on what he saw he would not be able to tell the board the estimated cost because of all the damage the structure has acquired. The approximate demolition cost is about \$13,500.

Staff recommends adoption of the following motion:

The Building Board of Appeals finds that the structure and grounds at 1318 N Rose Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 07/25/2016 Building Board of Appeals Notice of Determination and Hearing.

The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by August 26, 2016 and complete all exterior and structural repairs or demolition by September 23, 2016.

Further, if the required action is not completed by either deadline, the City is authorized by the Building Board of Appeals to take any and all legal actions necessary to cause full compliance and eliminate said danger and blight. This includes performing the demolition or repair, either by City personnel or by contracting with a third party; acquisition of the property through eminent domain for repair or demolition; action in a court of law; or other appropriate means to gain compliance. All costs associated with these actions shall be assessed against the property. The owner has the right to appeal the Board's decision within twenty-one days to the Circuit Court.

FINDING OF FACT

Mrs. Servis moved the Finding of Fact as follows:

1. The Finding of Fact for 1318 N Rose shall include all information included in the notice of public hearing dated July 25, 2016 and the summary information. The property has back taxes that are due. The house itself has been reported open to casual entry and is unsafe, stairway and facade. It is in general bad shape.

Mr. Kiplinger seconded the Finding of Fact.

There were no comments from the public.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Wark moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mrs. Servis.

Motion approved by roll vote unanimously.

Chair Emig closed the public hearing.

1018 Princeton

This property is located in a residential District (Use Zone RM-36) in the Northside neighborhood. The 40.5' X 97' (0.011 acre) property contains a 4,898 sq. ft. 2 story residential building built in 1905. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property. **ANDREI ELASHIKAR & PRAKASH PATEL** is shown as Owners. Joseph Lee is shown as Land Contract holder. Land contract recorded July 16, 2013.

Mr. McNutt stated the violations prior to the 02/18/2016 fire, there was numerous calls from public safety and neighbors that people were living there. There was no proper electric service, nor mechanical system for heating. Several upstairs issues; the upstairs was condemned. The initial reports stated arson according the City Fire Marshal.

Structural and exterior repairs for the building are estimated to cost approximately \$80,000. Estimated costs for demolition are approximately \$14,200. The 2016 SEV is \$15,700. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$4,898 and that of the entire property \$31,696.

Staff recommends adoption of the following motion.

The Building Board of Appeals finds that the structure and grounds at 1018 Princeton Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 07/25/2016 Building Board of Appeals Notice of Determination and Hearing. **The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by August 26, 2016 and complete all exterior and structural repairs or demolition by September 23, 2016.**

There were no comments from the public.

Chair Emig closed the public hearing.

FINDING OF FACT**Mr. Wark moved the Finding of Fact as follows:**

1. The Finding of Fact for 1018 Princeton shall include all information included in the notice of public hearing dated July 25, 2016 and the summary information. Mr. Wark recommends the Build Board of Appeal's approval.

Mrs. Bruckbauer seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mrs. Servis asked if there have been any filed charges for the arson reported at this property, and Mr. McNutt stated no not that he has knows of.

Mr. Kiplinger moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Servis.

Motion approved by roll vote unanimously.

2124 Southern

This property is located in a residential District (Use Zone RM-15) in the Southside neighborhood. The 65' X 135' (0.020 acre) property contains an 876 sq. ft. 1 story residential building built in 1954. Nearby uses are residential dwellings. There are no historic considerations for this property.

DORSEY WARNER JR is shown as Owner. A 2016 Fee Simple Deed is on record. On March 1, 2016 the property was forfeited to the Kalamazoo County Treasurer for nonpayment of property taxes for the year 2014.

Mr. McNutt stated this property is extremely unsanitary/unsafe conditions inside of home. Unsafe electrical and structural deficiencies. Peeling paint, missing siding, and OSB over the windows and doors. Tarp over roof, roof has failed. Exposed electrical lines at rear of house. Open to casual entry, broken front windows, rear window and front door is open. Mr. McNutt stated that it is in his opinion that this structural is not savable.

Structural and exterior repairs for the building are estimated to cost approximately (There's no saving the structure, per Mr. McNutt) Estimated costs for demolition are approximately \$12,000. The 2016 SEV is \$33,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$20,097 and that of the entire property \$67,562.

Staff recommends adoption of the following motion.

The Building Board of Appeals finds that the structure and grounds at 2124 Southern Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 07/26/2016 Building Board of Appeals Notice of Determination and Hearing.

The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by August 26, 2016 and complete all exterior and structural repairs or demolition by September 23, 2016.

There were no comments from the public.

Chair Emig closed the public hearing.

FINDING OF FACT

Mr. Kiplinger moved the Finding of Fact as follows:

1. The Finding of Fact for 2124 Southern shall include all information included in the notice of public hearing dated July 25, 2016 and the summary information. Mr. Kiplinger recommends the City Build Board of Appeal's approval.

Mrs. Bruckbauer seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Wark moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mr. Bruckbauer.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

ADJOURNMENT

Mr. Emig moved to adjourn the meeting.

With a unanimous vote the meeting was adjourned at 2:25 p.m.

Submitted by:  Date 10/7/16
 BBA Recording Secretary
 Carmela Hostiguin

Reviewed by:  Date 11/15/16
 Building Official
 Robert McNutt

Approved by:  Date 11/17/16
 BBA Chair
 Richard Emig



KALAMAZOO DEVELOPMENT CENTER
415 Stockbridge Avenue
Kalamazoo, MI 49001
Ph. 269.337.8026
www.kalamazoo.org

**DANGEROUS BUILDING
NOTICE OF DETERMINATION & HEARING**

10/25/2016

**ASSET VENTURE INC
1900 THE EXCHANGE SE STE 410
ATLANTA, GA 30339**

The building at **308 NORWAY AVE, CCN# 06-15-108-113**, has been determined by the City Building Official to be a **DANGEROUS BUILDING** which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area. Conditions in violation include but are not limited to the following.

VIOLATIONS: Extreme unsanitary conditions, interior filth, water damage. Unsafe conditions: improper alterations, lack of required utilities: gas meter pinned; water off. Open to Casual Entry. Failing structure frame on West wall

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about:
DATES: 04/24/2012, 04/13/2016, and 06/28/2016

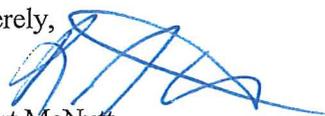
**A HEARING IS SCHEDULED TO BE HELD BEFORE THE
BUILDING BOARD OF APPEALS
THURSDAY, November 17th AT 2:00 PM IN THE
COMMISSION CHAMBERS, KALAMAZOO CITY HALL
241 W. SOUTH ST, KALAMAZOO, MICHIGAN**

This hearing gives you the opportunity to dispute the City's determination. You have the right to be represented by legal counsel and may submit evidence and make arguments concerning the factual and legal issues of the case. You may request that the Board act to: 1) determine that the building is not a dangerous building, 2) determine that this letter is in error, illegal or unauthorized, 3) extend the deadline to perform the required repairs, or 4) modify the required repairs.

You will be billed a fee of **\$275** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$165** for the referral to the DBB, **\$165** for the initial hearing, or **\$110** if this is a re-hearing. The owner has the right to appeal the Board's decision within twenty-one days to the Circuit Court.

If you have further questions, please contact us at the address or phone number above.

Sincerely,


Robert McNutt
Building Official

cc: CP&D Property File
BBA Board Members

BBA PROPERTY INFORMATION SUMMARY

For November 17, 2016 meeting

308 Norway – This property is located in a RM-36 Residential District in the Northside neighborhood. The 30' X 66' property contains a 1041 sq. ft. 2 story commercial building built in 1895. Nearby uses are residential dwellings. There are no historic considerations for this property.

ASSET VENTURE INC is shown as Owner, Deed Holder and Taxpayer. A 2013 Quit Claim Deed (\$2,800) is on record Kalamazoo County Treasurer.

Delinquent taxes showing as owed have been found and are payable to the County Treasures (Contact them for the exact amount): As of 10/26/2016:

2016 Summer Tax Amount: **\$2,051.65 BASE \$2,195.27 NOVEMBER PAYOFF**

2015 Winter Tax Amount: **\$403.65 BASE**

2015 Tax Amount: **\$1,227.03 NOVEMBER PAYOFF**

2014 Tax Amount: **\$794.55 NOVEMBER PAYOFF**

Check with the City Treasurer to see if additional interest and penalties.

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 04/24/2012, 04/13/2016, and 06/28/2016

VIOLATIONS: Extreme unsanitary conditions, interior filth, water damage. Unsafe conditions: improper alterations, lack of required utilities: gas meter pinned; water off. Open to Casual Entry. Failing structure frame on west wall

Structural and exterior repairs for the building are estimated to cost approximately \$23,000. Estimated costs for demolition are approximately \$13,000. The 2016 SEV is \$10,900. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$4,532 and that of the entire property \$22,637.

Finding of Fact by: _____ Support: _____ Vote: _____

Staff recommends adoption of the following motion.

The Building Board of Appeals finds that the structure and grounds at 308 Norway Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 10/25/2016 Building Board of Appeals Notice of Determination and Hearing.

The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by November 29, 2016 and complete all exterior and structural repairs or demolition by December 19, 2016.

Further, if the required action is not completed by either deadline, the City is authorized by the Building Board of Appeals to take any and all legal actions necessary to cause full compliance and eliminate said danger and blight. This includes performing the demolition or repair, either by City personnel or by contracting with a third party; acquisition of the property through eminent domain for repair or demolition; action in a court of law; or other appropriate means to gain compliance. All costs associated with these actions shall be assessed against the property. The owner has the right to appeal the Board's decision within twenty-one days to the Circuit Court.

The estimated costs are as follows: Structural and exterior repairs – \$23,000; Demolition – \$13,000. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

Motion by:

Second by:

Vote:



Community Planning & Development Department

Code Administration

415 Stockbridge Avenue

Kalamazoo, MI 49001

Telephone: (269) 337-8026

FAX: (269) 337-8513

Building Board of Appeals Decision

11/18/2016

ASSET VENTURE INC
1900 THE EXCHANGE SE STE 410
ATLANTA GA 30339

RE: 308 NORWAY AVE
CCN #: 06-15-108-113

This is notification that a Building Board of Appeals hearing was held on November 17, 2016 regarding the above referenced property. The structure has been determined by the Board to be a "dangerous building," which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area. Because of that determination, the Building Board orders the owner to:

Obtain new permits and commence either demolition or exterior and structural repairs by November 29, 2016 and complete all exterior and structural repairs or demolition by December 19, 2016.

Further, if the required action is not completed by either deadline, the City is authorized by the Building Board of Appeals to take any and all legal actions necessary to cause full compliance and eliminate said danger and blight. This includes performing the demolition or repair, either by City personnel or by contracting with a third party; acquisition of the property through eminent domain for repair or demolition; action in a court of law; or other appropriate means to gain compliance. All costs associated with these actions shall be assessed against the property.

The estimated costs are as follows: Structural and exterior repairs - \$ 23,000 or more; Demolition – \$13,000 A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

In addition to the mailing of this notice, a copy will be posted on the property. **THIS NOTICE MUST NOT BE REMOVED; AND THE BUILDING CANNOT BE OCCUPIED** until the dangerous conditions have been repaired and written permission for occupancy has been issued by the City.

Sincerely,

Robert McNutt, Building Official

cc: Property File

RECEIVED
25. JUL 23 AM 9:34
COUNTY OF KALAMAZOO

2013-031293 07/23/2013 11:21:48 AM
Page 1 of 1
BLUE SPRUCE ENTITIES LLC
Timothy A. Snow County Clerk/Register Kalamazoo County MI

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 10th day of June, 2013,

by first party, Grantor, BLUE SPRUCE ENTITIES, LLC, whose address is 632 Main Street, Rapid City, South Dakota 57701, to second part, Grantee, ASSET VENTURE, INC., whose address is 1900 The Exchange SE, Suite 410, Atlanta, Georgia 30339.

WITNESSETH: That the said first party, for the sum of TWO THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$2,800.00) paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of KALAMAZOO, County of KALAMAZOO, State of MICHIGAN to wit:

THE WEST 30 FEET AND THE EAST 90 FEET OF LOT 118, DUDEGON AND COBBS REVISED PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 22, KALAMAZOO COUNTY RECORDS.

TAX ID NUMBER: 05-15-108-113
MORE COMMONLY KNOWN AS: 308 NORWAY AVENUE, KALAMAZOO, MICHIGAN

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:



BLUE SPRUCE ENTITIES, LLC
By: Frank Kahl
FRANK KAHL
MANAGING MEMBER

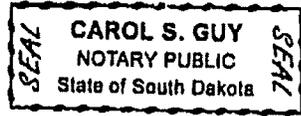
STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

On the 10th day of June, 2013, before me appeared FRANK KAHL to me personally known, who being by me duly sworn, he is the MANAGING MEMBER for BLUE SPRUCE ENTITIES, LLC, the company named in and which executed the within instrument personally known to me (or proved to me on the basis of satisfactory evidence) to be the company whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed this document.

Carol S. Guy
Notary Public in and for
the State of SOUTH DAKOTA
My Commission Expires: 5-23-2019

PREPARED BY:
Carol Guy
Barringer & Associates, Inc.
P.O. Box 9761
Rapid City, SD 57709-9761

RETURN RECORDED DEED TO:
Blue Spruce Entities, LLC
P.O. Box 9594
Rapid City, SD 57709-9594



2013-031293 Receipt# 13-13487
07/23/2013 11:21 AM Kalamazoo County, Michigan
Real Estate Transfer Tax
Tax Stamp # 271958
County Tax: \$3.38 State Tax: \$22.50



UNOFFICIAL

R

RECEIVED

2013 JUN 10 AM 8:51
COUNTY OF KALAMAZOO

2013-025499 06/10/2013 09:25:03 AM
Pages: 1 of 1
FIRST AMERICAN
Timothy A. Snow County Clerk/Register Kalamazoo County, MI

1720

Property Tax Certificate # 19429
has been issued for this document and legal description by the Kalamazoo City Treasurer.

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 26 day of September, 2012,

by first party, Grantor, NATIONSTAR MORTGAGE, LLC, whose address is 350 Highland Drive, Lewisville, Texas 75067, to second part, Grantee, BLUE SPRUCE ENTITIES, LLC, whose address is 632 Main Street, Rapid City, South Dakota 57701,

WITNESSETH: That the said first party, for the sum of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of KALAMAZOO, County of KALAMAZOO, State of MICHIGAN to wit:

THE WEST 30 FEET AND THE EAST 90 FEET OF LOT 113, DUDEGON AND COBBS REVISED PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 22, KALAMAZOO COUNTY RECORDS.

TAX ID NUMBER: 06-16-108-113
MORE COMMONLY KNOWN AS: 308 NORWAY AVENUE, KALAMAZOO, MICHIGAN

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:



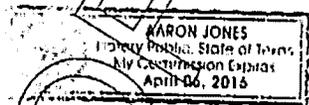
NATIONSTAR MORTGAGE, LLC

By: Alisha Gambalvo
Printed Name: Alisha Gambalvo
Title: Asst Secretary

STATE OF TEXAS
COUNTY OF DENTON

CERT# 251890

On the 26 day of September, 2012, before me appeared Alisha Gambalvo to me personally known, who being by me duly sworn, he/she is the Asst Secretary for NATIONSTAR MORTGAGE, LLC, the company named in and which executed the within instrument personally known to me (or proved to me on the basis of satisfactory evidence) to be the company whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in authorized capacity and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed this document.



Notary Public in and for the State of TEXAS
My Commission Expires April 6, 2015

PREPARED BY:
Carol Guy
Bardner & Associates, Inc.
P.O. Box 9761
Rapid City, SD 57709-9761

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 300
CLEVELAND, OHIO 44114
ATTN: RECORDING COORDINATORS

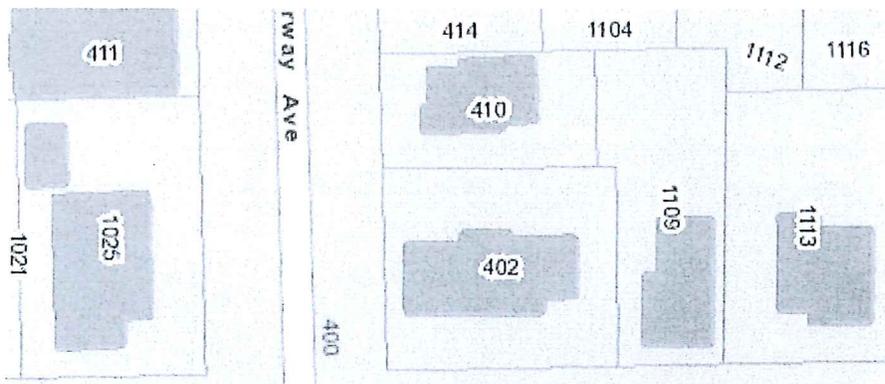
RETURN RECORDED USED TO:
Blue Spruce Entities, LLC
P.O. Box 9594
Rapid City, SD 57709-9594

NATIONSTAR MORTGAGE LLC
46342458 MI

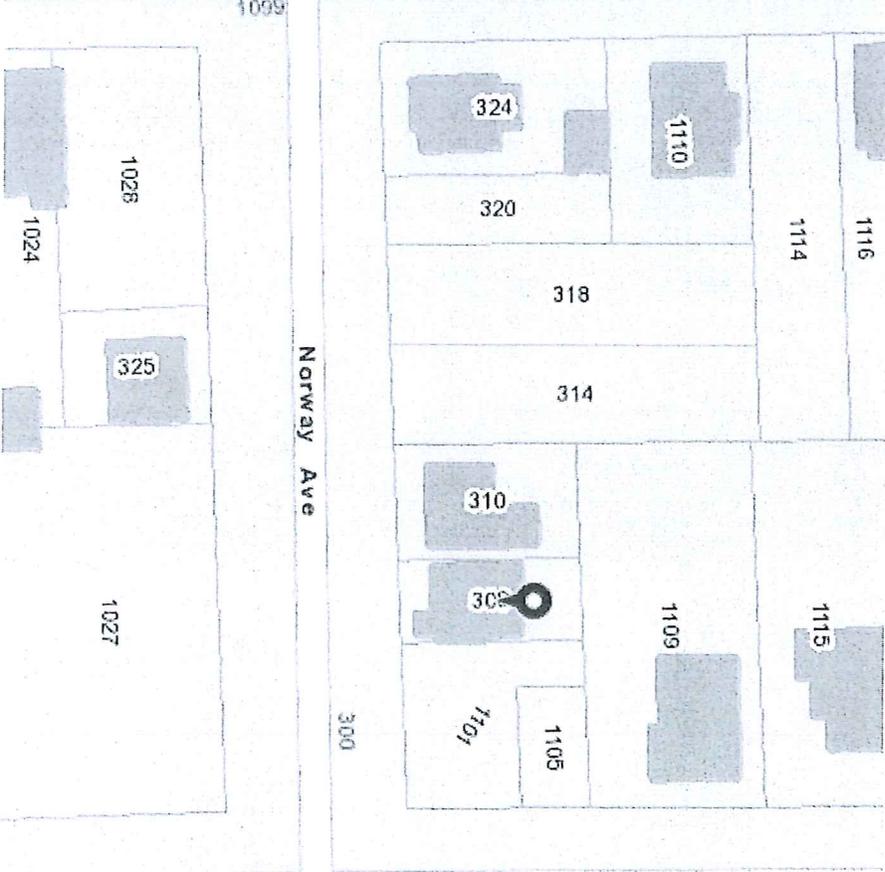
FIRST AMERICAN ELS
QUIT CLAIM DEED

2013-025499 Receipt# 13-11228
06/10/2013 09:26 AM Kalamazoo County, Michigan
Real Estate Transfer Tax
Tax Stamp # 271282
County Tax: \$2.20 State Tax: \$15.00

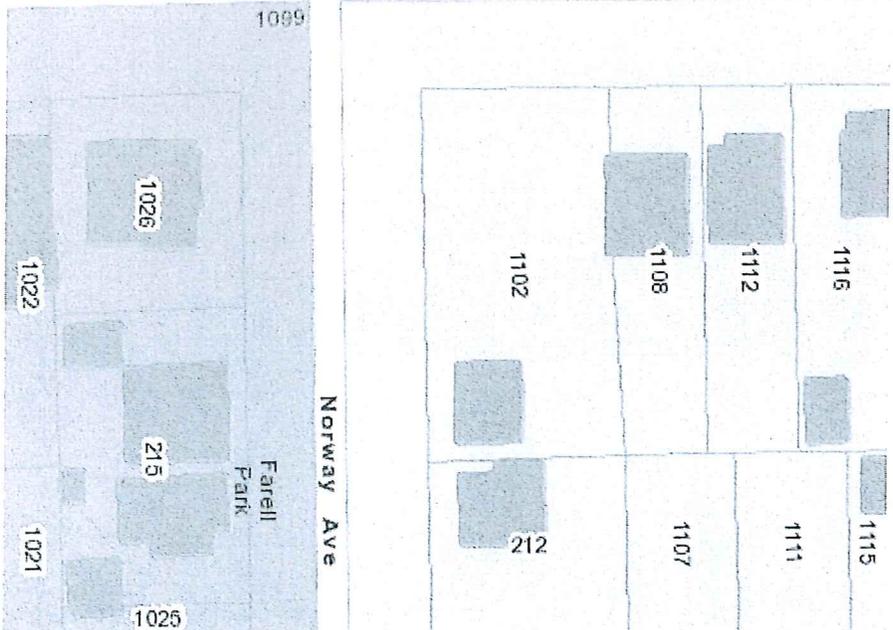


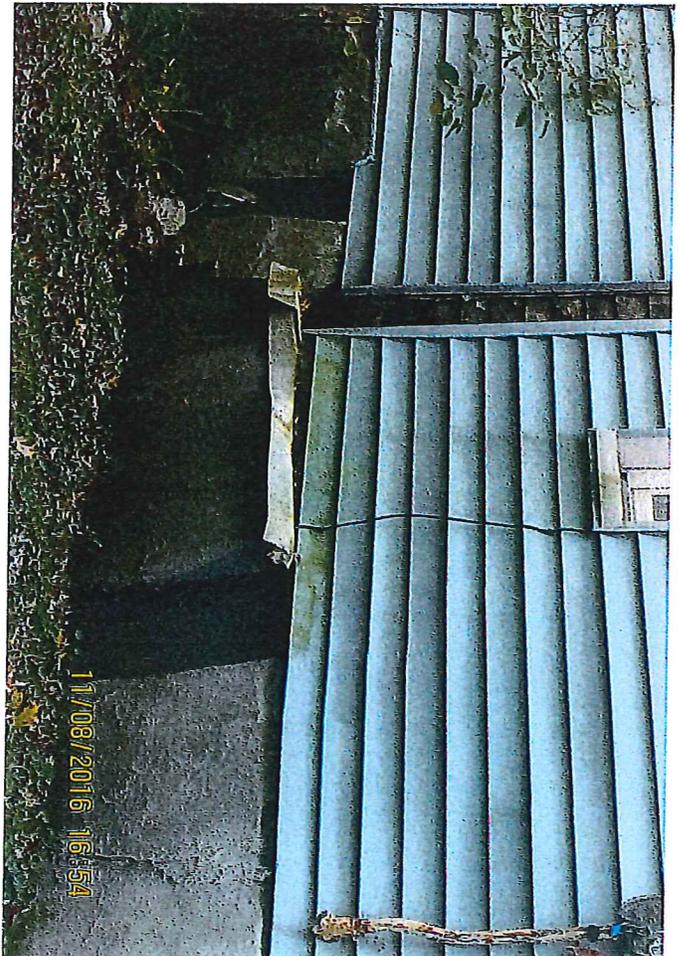
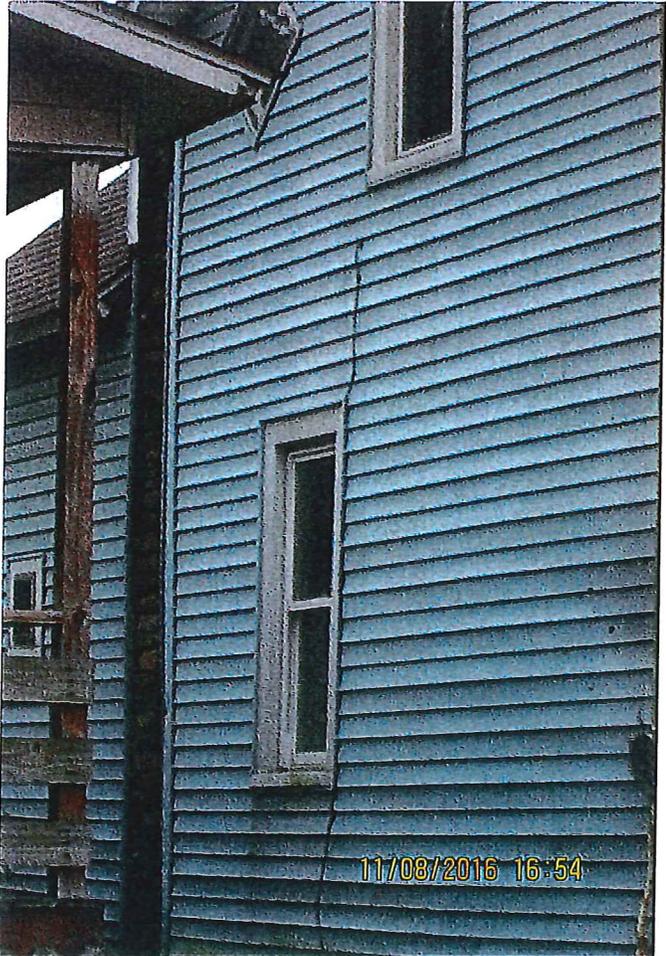
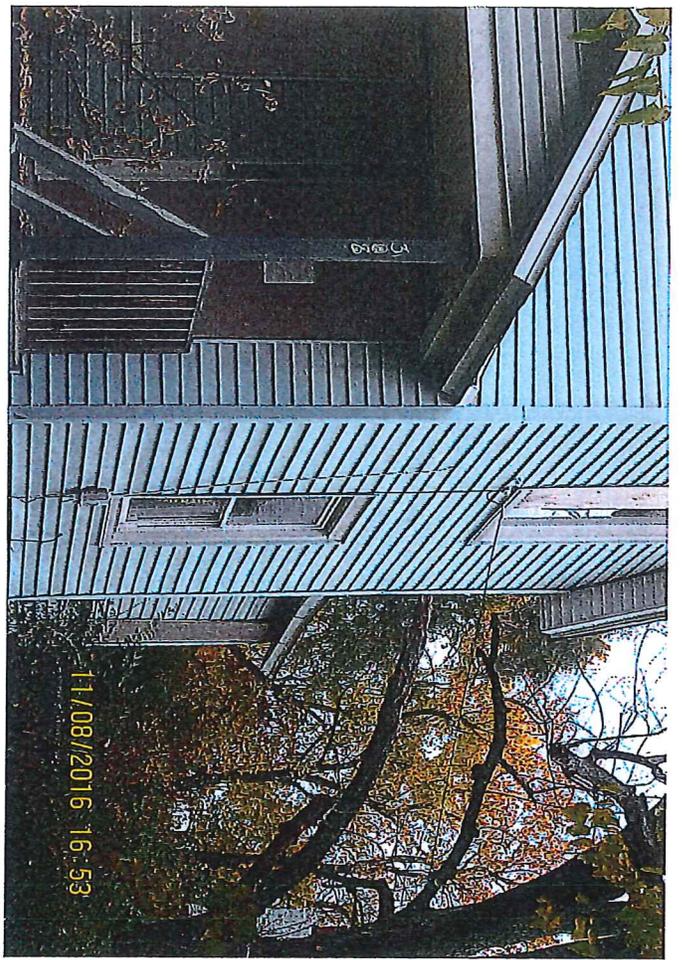


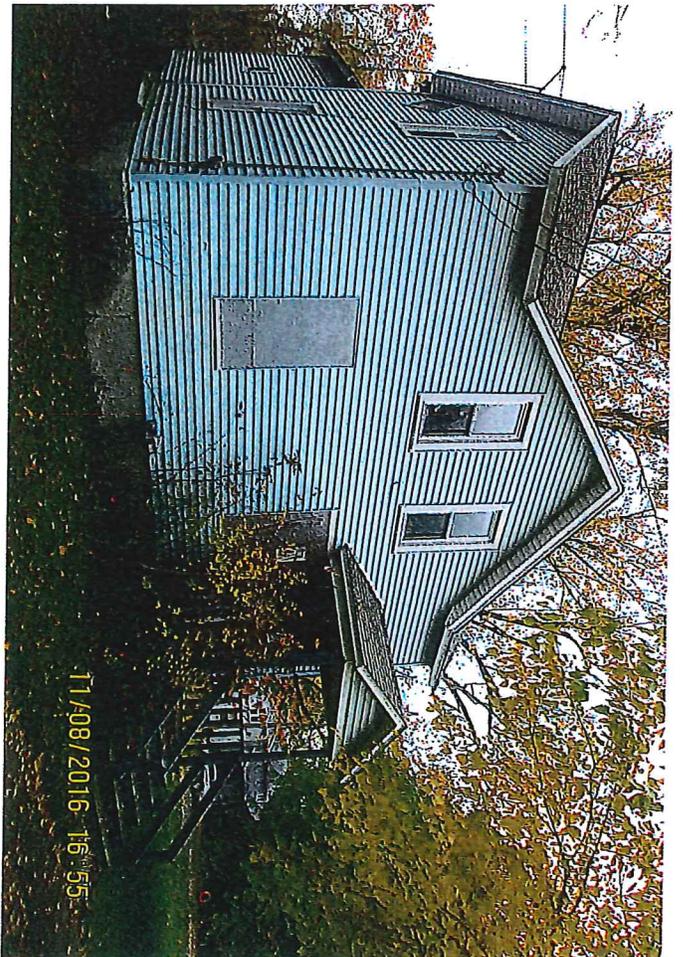
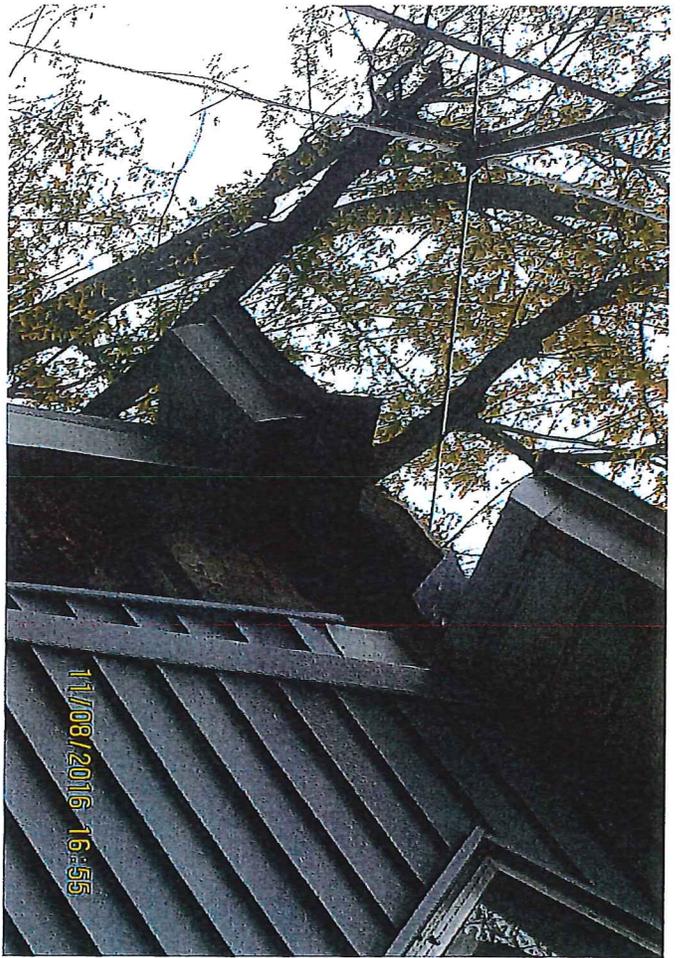
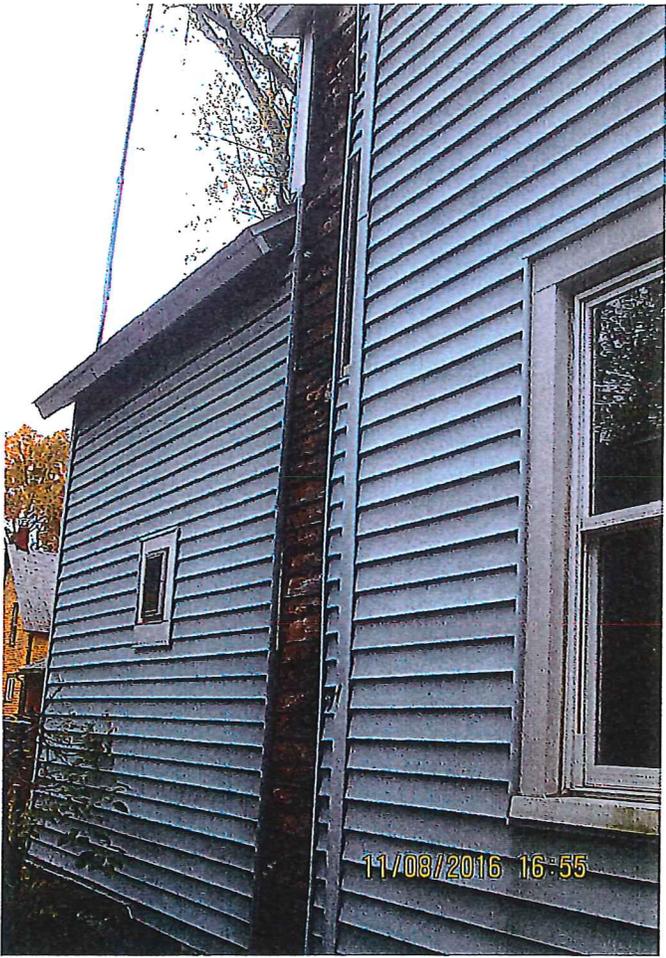
N Park St

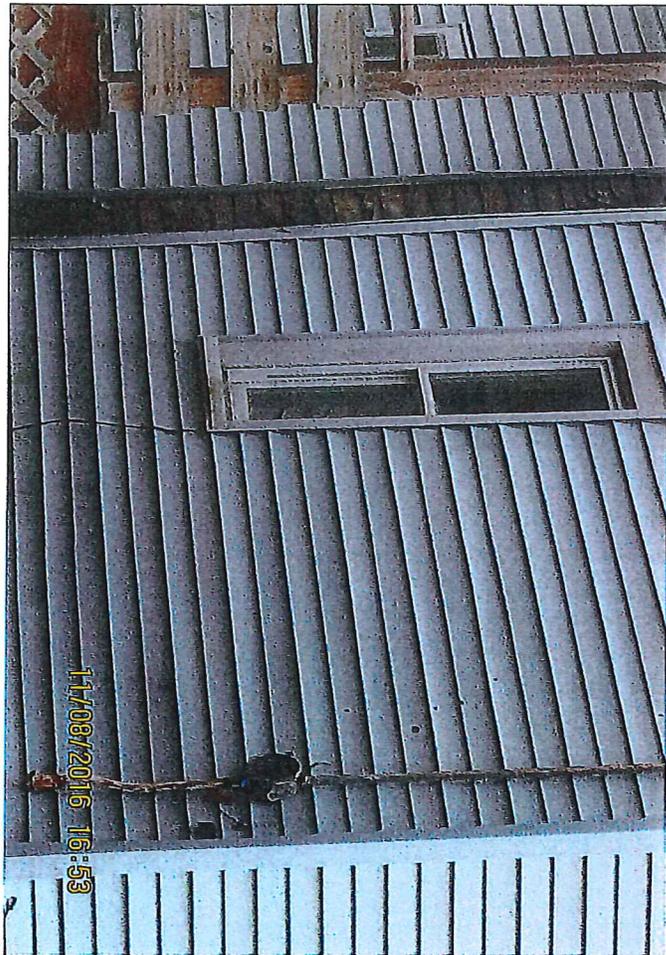
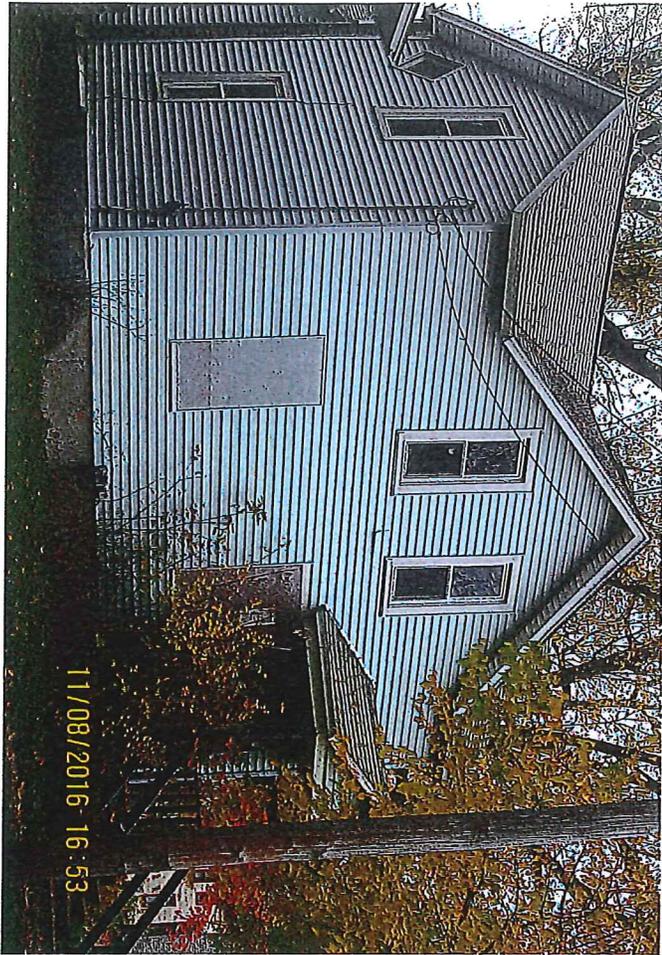


N Church St











KALAMAZOO DEVELOPMENT CENTER

415 Stockbridge Avenue

Kalamazoo, MI 49001

Ph. 269.337.8026

www.kalamazoo.org

**DANGEROUS BUILDING
NOTICE OF DETERMINATION & HEARING**

10/26/2016

**PRIMER, DANIEL LEON
420 E FRANK ST
KALAMAZOO, MI 49007**

The building at **915 E STOCKBRIDGE AVE, CCN# 06-23-351-182**, has been determined by the City Building Official to be a **DANGEROUS BUILDING** which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area. Conditions in violation include but are not limited to the following.

VIOLATIONS: Fire damage, Open to casual entry, No repairs have been made to property

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about:
DATES: 09/06/2016 and 10/18/2016

**A HEARING IS SCHEDULED TO BE HELD BEFORE THE
BUILDING BOARD OF APPEALS
THURSDAY, November 17th AT 2:00 PM IN THE
COMMISSION CHAMBERS, KALAMAZOO CITY HALL
241 W. SOUTH ST, KALAMAZOO, MICHIGAN**

This hearing gives you the opportunity to dispute the City's determination. You have the right to be represented by legal counsel and may submit evidence and make arguments concerning the factual and legal issues of the case. You may request that the Board act to: 1) determine that the building is not a dangerous building, 2) determine that this letter is in error, illegal or unauthorized, 3) extend the deadline to perform the required repairs, or 4) modify the required repairs.

You will be billed a fee of **\$275** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$165** for the referral to the DBB, **\$165** for the initial hearing, or **\$110** if this is a re-hearing. The owner has the right to appeal the Board's decision within twenty-one days to the Circuit Court.

If you have further questions, please contact us at the address or phone number above.

Sincerely,

Robert McNutt
Building Official

cc: CP&D Property File
BBA Board Members

Daniel Primer
6841 N Sprinkle Rd
Kalamazoo, MI 49004

BBA PROPERTY INFORMATION SUMMARY

For November 17, 2016 meeting

915 E Stockbridge – This property is located in a RD-19 residential District in the Edison neighborhood. The 44'X100' property contains a 1972 sq. ft. 2 story residential building built in 1910. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

DANIEL L PRIMER is shown as Owner, taxpayer and Deed Holder. A 2012 Quit Claim Deed (\$4,100) is on record with **Kalamazoo County Treasurer**.

Delinquent taxes showing as owed have been found and are payable to the County Treasures (Contact them for the exact amount): As of 10/27/2016:

2016 Summer Tax Amount: \$2,397.16 (Includes \$1,315.00 Housing Lien, \$244.00 Public Service Lien) Base

2016 Taxes: \$2,564.96 November Payoff

2015 Winter Tax Amount: \$868.30 Base

2015 Taxes: \$2,828.77 November Payoff

2014 Taxes: \$3,029.87 Forfeiture

2013 Taxes: \$4,354.48 Forfeiture

Unpaid Utilities: \$129.19 Due Now and Payable

Check with the City Treasurer to see if additional interest and penalties

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 09/06/2016 and 10/18/2016

VIOLATIONS: Fire damage, Open to casual entry, No repairs have been made to property.

Per the Building Official, this property is not saveable. Estimated costs for demolition are approximately \$18,500. The 2016 SEV is \$25,000. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$13,101 and that of the entire property \$51,014.

Finding of Fact by: _____ Support: _____ Vote: _____

Staff recommends adoption of the following motion.

The Building Board of Appeals finds that the structure and grounds at 915 E Stockbridge Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 10/26/2016 Building Board of Appeals Notice of Determination and Hearing.

The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by November 29th, 2016, and complete all exterior and structural repairs or demolition by December 16, 2016.

Further, if the required action is not completed by either deadline, the City is authorized by the Building Board of Appeals to take any and all legal actions necessary to cause full compliance and eliminate said danger and blight. This includes performing the demolition or repair, either by City personnel or by contracting with a third party; acquisition of the property through eminent domain for repair or demolition; action in a court of law; or other appropriate means to gain compliance. All costs associated with these actions shall be assessed against the property. The owner has the right to appeal the Board's decision within twenty-one days to the Circuit Court.

The estimated costs are as follows: **PROPERTY IS NOT SAVEABLE**. Demolition – \$18,500. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

Motion by:

Second by:

Vote:



Community Planning & Development Department

Code Administration

415 Stockbridge Avenue

Kalamazoo, MI 49001

Telephone: (269) 337-8026

FAX: (269) 337-8513

Building Board of Appeals Decision

11/18/2016

**PRIMER, DANIEL LEON
420 E FRANK ST
KALAMAZOO MI 49007**

**RE: 915 E STOCKBRIDGE AVE
CCN #: 06-23-351-182**

This is notification that a Building Board of Appeals hearing was held on November 17, 2016 regarding the above referenced property. The structure has been determined by the Board to be a "dangerous building," which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area. Because of that determination, the Building Board orders the owner to:

Obtain new permits and commence either demolition or exterior and structural repairs by November 29, 2016, and complete all exterior and structural repairs or demolition by December 16, 2016.

Further, if the required action is not completed by either deadline, the City is authorized by the Building Board of Appeals to take any and all legal actions necessary to cause full compliance and eliminate said danger and blight. This includes performing the demolition or repair, either by City personnel or by contracting with a third party; acquisition of the property through eminent domain for repair or demolition; action in a court of law; or other appropriate means to gain compliance. All costs associated with these actions shall be assessed against the property.

The estimated costs are as follows: Structural and exterior repairs - NOT SAVEABLE per the Building Official. Demolition – \$18,500. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

In addition to the mailing of this notice, a copy will be posted on the property. **THIS NOTICE MUST NOT BE REMOVED; AND THE BUILDING CANNOT BE OCCUPIED** until the dangerous conditions have been repaired and written permission for occupancy has been issued by the City.

Sincerely,

Robert McNutt, Building Official

cc: Property File

12

RECEIVED

2012 OCT 16 AM 8:47

COUNTY OF KALAMAZOO

2012-039296 10/16/2012 09:29:36 AM
Pages: 1 of 1 GC
KALAMAZOO COUNTY TREASURER
Timothy R. Snow County Clerk/Register Kalamazoo County, MI

QUIT CLAIM DEED

Mary Balkema, acting in official capacity as the KALAMAZOO COUNTY TREASURER of 201 W. Kalamazoo, Kalamazoo, MI 49007

QUIT CLAIMS to

Daniel Leon Primer, A Married Man, whose address is 420 E Frank St Kalamazoo, MI 49007

The following lands situated in KALAMAZOO CITY, County of Kalamazoo, and State of Michigan, to wit:

HAYS PARK S 100 FT OF E 33 FT OF LOT 182 S 100 FT OF W 11 FT OF LOT 183.

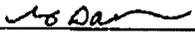
Further identified as permanent parcel ID number 06-23-351-182

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, for the sum of \$4100 and no other consideration.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

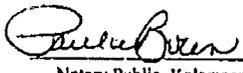
This instrument is exempt from Michigan Real Estate transfer taxes pursuant to MCL 207.505(h)(i) and MCL 207.526(h)(i) for County and State tax respectively. This form is issued under the authority of MCL 211.78 (m).

Dated October 11, 2012


Mary Balkema
Kalamazoo County Treasurer

STATE OF MICHIGAN
COUNTY OF KALAMAZOO

The foregoing instrument was acknowledged before me this October 11, 2012 by Mary Balkema, acting in official capacity as the Kalamazoo County Treasurer, known to me to be the person who executed the same of their own free will.


Notary Public, Kalamazoo County,
My commission expires 6/06/17

Drafted by:
Martin J. Spaulding
622 W. Kalamazoo Ave.
Kalamazoo, MI 49007

RECEIVED

2012 MAY -8 PM 2: 06

COUNTY OF KALAMAZOO

2012-018251 05/08/2012 02:36:21 PM

Pages: 1 of 1 CTJUDG
KALAMAZOO COUNTY TREASURER
Timothy A. Snow County Clerk/Register Kalamazoo County, MI



NOTICE OF JUDGMENT OF FORECLOSURE

Required by section 78k(8) of The General Property Tax Act, 1893 PA 206, as amended, MCL 211.78k(8).

On February 6, 2012, in Civil Action No. 11-0296-CZ, the Circuit Court for Kalamazoo County, entered a Judgment of Foreclosure in the Matter of the Petition of the Kalamazoo County Treasurer against the property described below vesting absolute title to the real property described below in the Kalamazoo County Treasurer, as provided in section 78k of The General Property Tax Act, 1893 PA 206, as amended, MCL 211.78k. Under the General Property Tax Act, the Judgment of Foreclosure became final and unappealable at close of business on April 2, 2012.

Parcel No.: 06-23-351-182	Property Forfeited to County Treasurer on March 1, 2011 Certificate of Forfeiture recorded at: Document # 2011-012210 of the Kalamazoo County Register of Deeds:
Property Address (if available): 915 E STOCKBRIDGE AVE	Township: CITY OF KALAMAZOO Owner: MARTIN, BILL R
Legal Description of Property: 21568 HAYS PARK S 100 FT OF E 33 FT OF LOT 182 S 100 FT OF W 11 FT OF LOT 183.	
Signature of County Treasurer 	Name and Address of County Treasurer Prepared By Mary Balkema Kalamazoo County Treasurer 201 W Kalamazoo Ave Kalamazoo, MI 49007

Subscribed and sworn to before me on May 7, 2012 by Mary Balkema Kalamazoo County Treasurer Kalamazoo County, State of Michigan

Acting in the County of Kalamazoo.
My commission in Van Buren County
expires on: February 11, 2019.

Julie M. Harrison, Notary Public

- Selected Features
- County Boundary
- City Limits
- Construction Sites
- Streets
- Freeway
- Major Arterial
- Minor Arterial
- Ramp
- Trails
- Roads
- Streets
- Freeway
- Major Arterial
- Minor Arterial
- Ramp
- Roads
- Water Features
- Surface
- Culvert
- Water Features
- Parcels
- Municipalities
- Streets



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Map Created: 10/26/2016



