



## **Agenda**

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

**June 15, 2017**

**City Commission Chambers, City Hall**

**2:00 p.m.**

- Call to Order:
- Roll Call:
- Communications and Announcements:
- Approval of the Minutes:
- Initial Hearings: 1) 1224 Fourth St 2) 1228 E Vine St 3) 1211 Bridge St
- Re-hearings:
- Other Business:
- Adjournment:



KALAMAZOO DEVELOPMENT CENTER  
415 Stockbridge Avenue  
Kalamazoo, MI 49001  
Ph. 269.337.8026  
[www.kalamazoocity.org](http://www.kalamazoocity.org)

**DANGEROUS BUILDING  
NOTICE OF DETERMINATION & HEARING**  
05/24/2017

**JONES, CHERYL K  
1211 BRIDGE ST  
KALAMAZOO, MI 49001**

The building at **1211 BRIDGE ST, CCN# 06-14-175-017**, 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: Unsafe, roof failure, unsanitary conditions, no active water, no active gas service, hoarding. Adult protective services was called 08-03-2016: No active water or gas. Site inspection on 5/18/2017, shows no sign of change with property Continued failure to comply will result in a ticket being issued to owner of record.**

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about:  
DATES: 8/3/2016 & 5/18/2017

**A HEARING IS SCHEDULED TO BE HELD BEFORE THE  
BUILDING BOARD OF APPEALS  
THURSDAY, June 15, 2017 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.

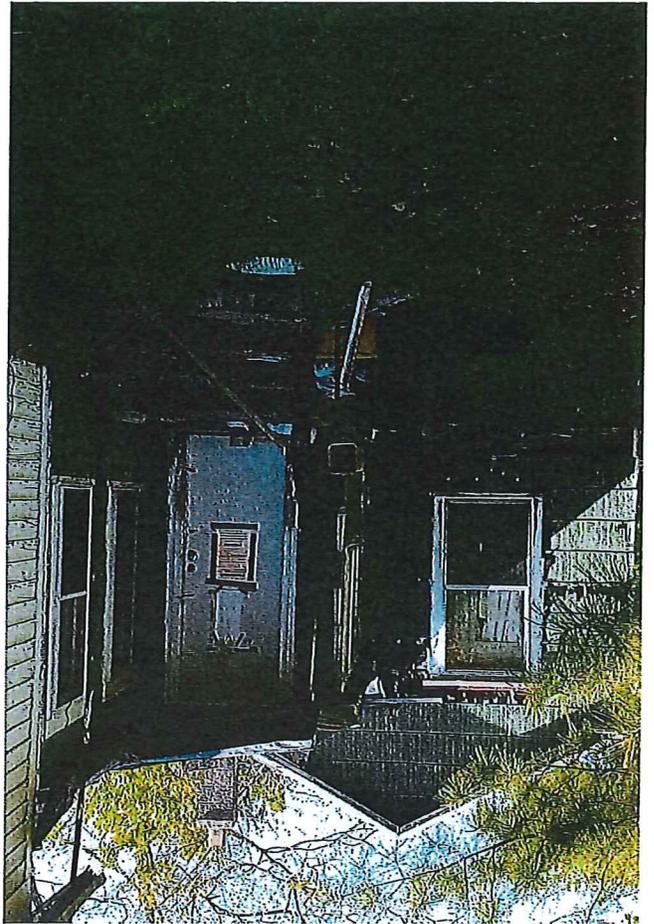
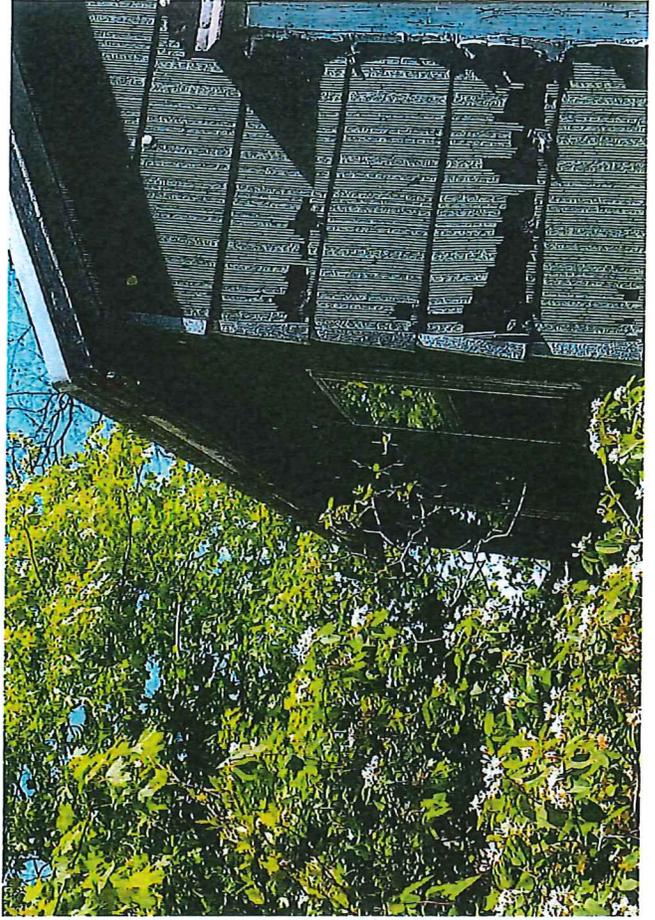
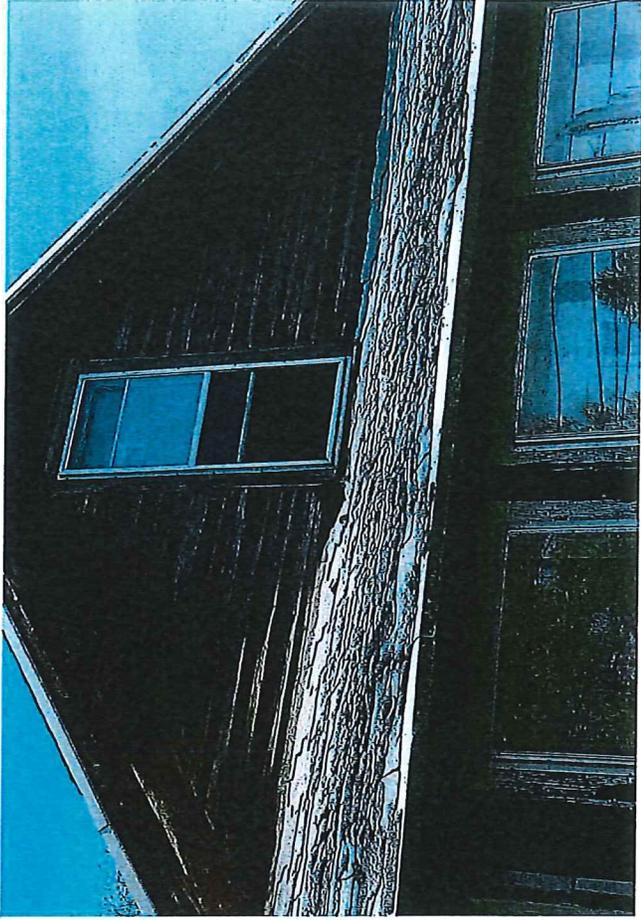
You will be billed a fee of **\$275** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$165** for the referral to the DBB, **\$165** for the initial hearing, or **\$110** if this is a re-hearing. The owner has the right to appeal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



Bridge

## BBA PROPERTY INFORMATION SUMMARY

For June 15, 2017 meeting

**1211 Bridge St** -- This property is located in Ars-5 District (Use Zone 32) in the Eastside neighborhood. The 49.5x112 (0.127 acre) property contains a 1,342 sq. ft. 2 story residential building built in 1885. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

**Cheryl K. Jones** is shown as Deed Holder and Taxpayer. A 2001 Quit Claim Deed is on record. **No mortgage on file.**

Delinquent taxes showing as owed have been found and are payable to the County Treasures as of 5/11/2017

2017 SEV: \$15,700.00

2017 Taxable Value: \$9,012.00

2016 Summer Tax Amount: \$547.22 Paid (includes \$225.00 Housing Lien)

2016 Winter Tax Amount: \$172.20 Paid

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: 8/3/2016 & 5/18/2017.

**VIOLATIONS: Unsafe, roof failure, unsanitary conditions, no active water, no active gas service, hoarding. Adult protective services was called 08-03-2016: No active water or gas. Site inspection on 5/18/2017, shows no sign of change with property Continued failure to comply will result in a ticket being issued to owner of record.**

Structural and exterior repairs for the building are estimated to cost approximately, per Building Official structure is beyond repair. Estimated costs for demolition are approximately \$14,800. The 2016 SEV is \$15,700. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$7,583 and that of the entire property \$31,344.

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 1211 Bridge Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 5/24/2017 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 June 23, 2017 and complete all exterior and structural repairs or demolition by July 17, 2017.**

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.

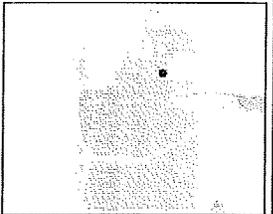
The estimated costs are as follows: Structural and exterior repairs – beyond repair per Bob McNutt; Demolition – \$14,800. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

Motion by:

Second by:

Vote:

City of Kalamazoo GIS



Legend

- Parcels

0.0 0 0.02 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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1211 Bridge



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**DANGEROUS BUILDING  
NOTICE OF DETERMINATION & HEARING**  
05/24/2017

**PATTERSON, APRIL  
1228 E VINE ST  
KALAMAZOO, MI 49001**

The building at **1228 E VINE ST, CCN# 06-23-181-005**, 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: on 04/01/2017 the house was damaged by a fire. the structure has damage to the first, second and roof structure damage.**

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about:  
DATES: 4/3/2017

**A HEARING IS SCHEDULED TO BE HELD BEFORE THE  
BUILDING BOARD OF APPEALS  
THURSDAY, \_\_\_\_\_ June 15, 2017 \_\_\_\_\_ 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.

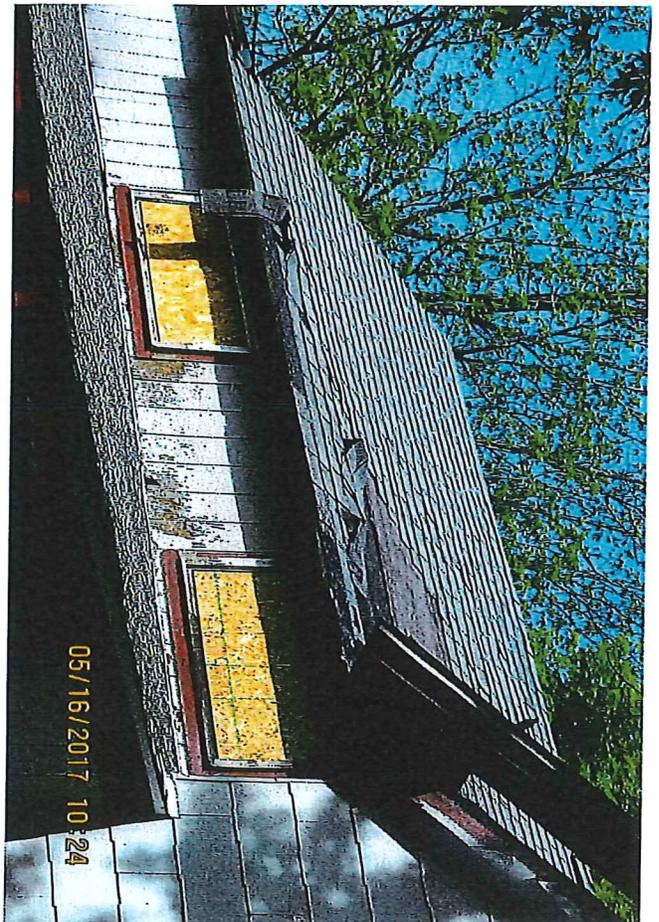
If you have further questions, please contact us at the address or phone number above.

Sincerely,

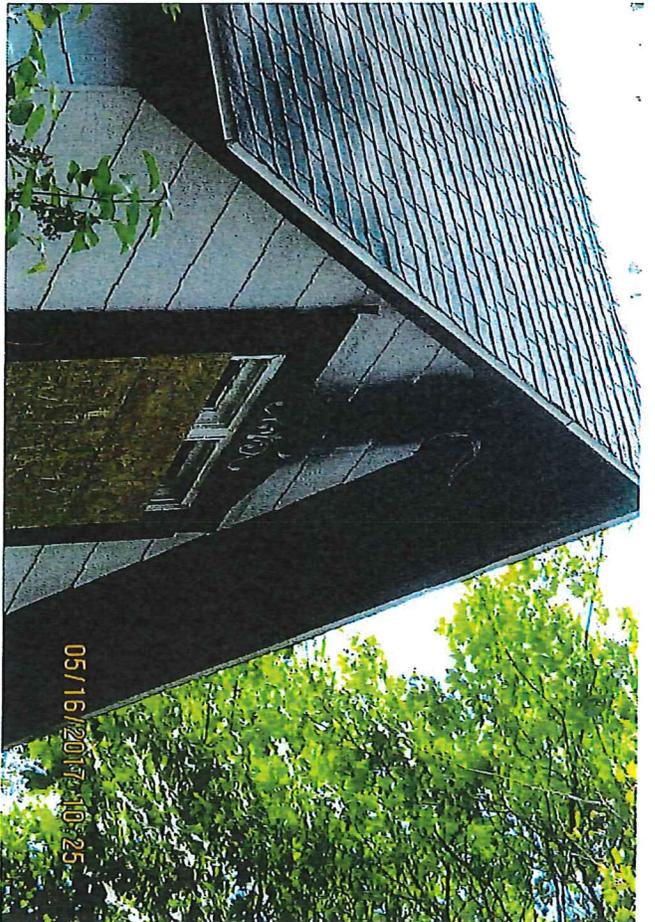
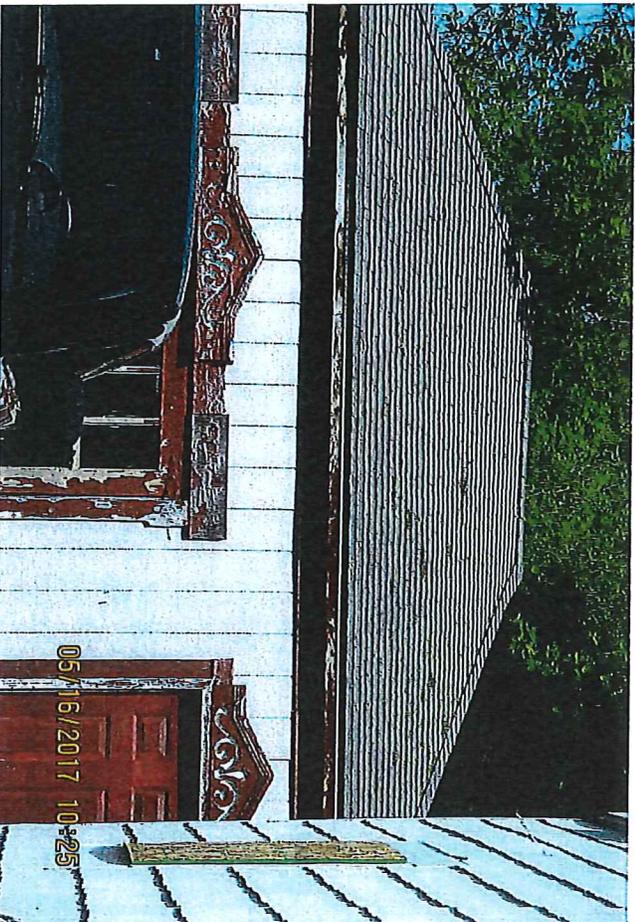
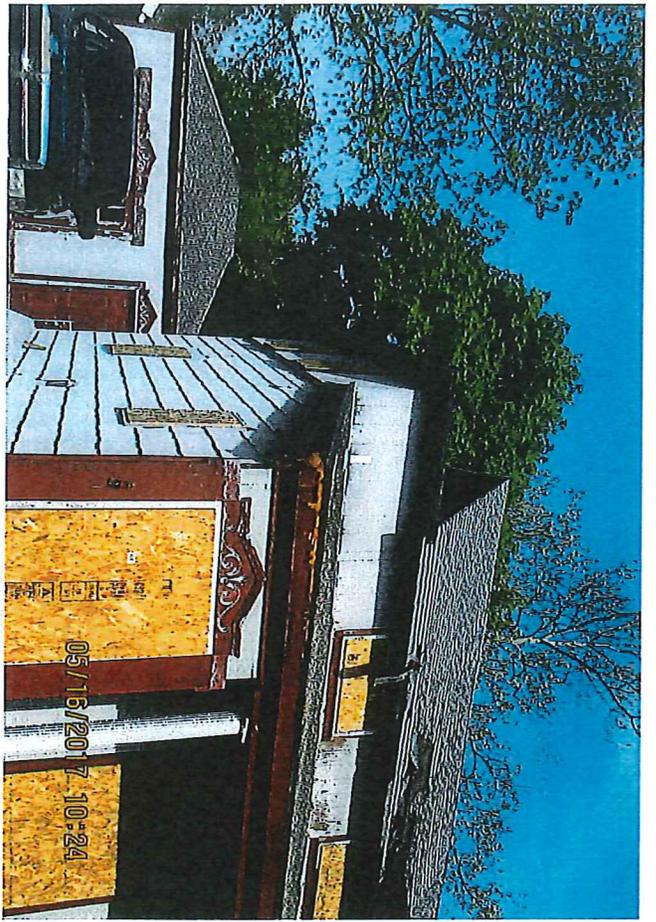
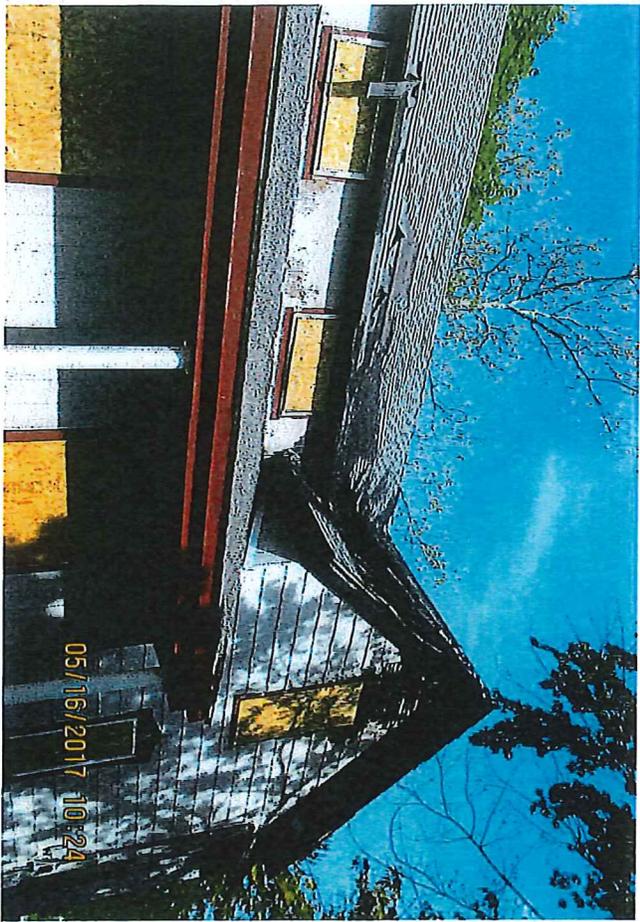
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Robert McNutt  
Building Official

cc: CP&D Property File  
BBA Board Members



E. ume



E. Ume

**BBA PROPERTY INFORMATION SUMMARY**

For June 15, 2017 meeting

**1228 E Vine St** – This property is located in a Residential District (Use Zone RM-15) in the Downtown East neighborhood. The 71x82.5 (0.134 acre) property contains a 1,865 sq. ft. 2 story residential building built in 1901. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

**April Patterson and Jack L. Kramer** is shown as Deed Holder and Taxpayer. A 2015 Warranty Deed (\$21,000.00) is on record with **no mortgage on file**.

Delinquent taxes showing as owed have been found and are payable to the County Treasures (Contact them for the exact amount): As of 5/11/2017.

2016 Summer Tax Amount: \$800.91 Paid

2016 Winter Tax Amount: \$428.10 Paid

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: **4/3/2017**.

VIOLATIONS: on 4/1/2017 the house was damaged by a fire. The structure has damage to the first, second and roof structure damage.

Structural and exterior repairs for the building are estimated to cost approximately \$75,000. Estimated costs for demolition are approximately \$18,200.00. The 2016 SEV is \$22,800. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$15,860 and that of the entire property \$44,894.

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 1228 E Vine Street constitutes a “Dangerous Building” and a blight due to the conditions and violations detailed in the 5/24/2017 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 June 23, 2017 and complete all exterior and structural repairs or demolition by July 17, 2017.**

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.

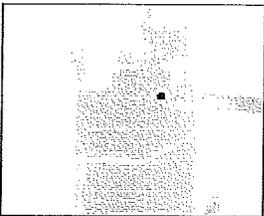
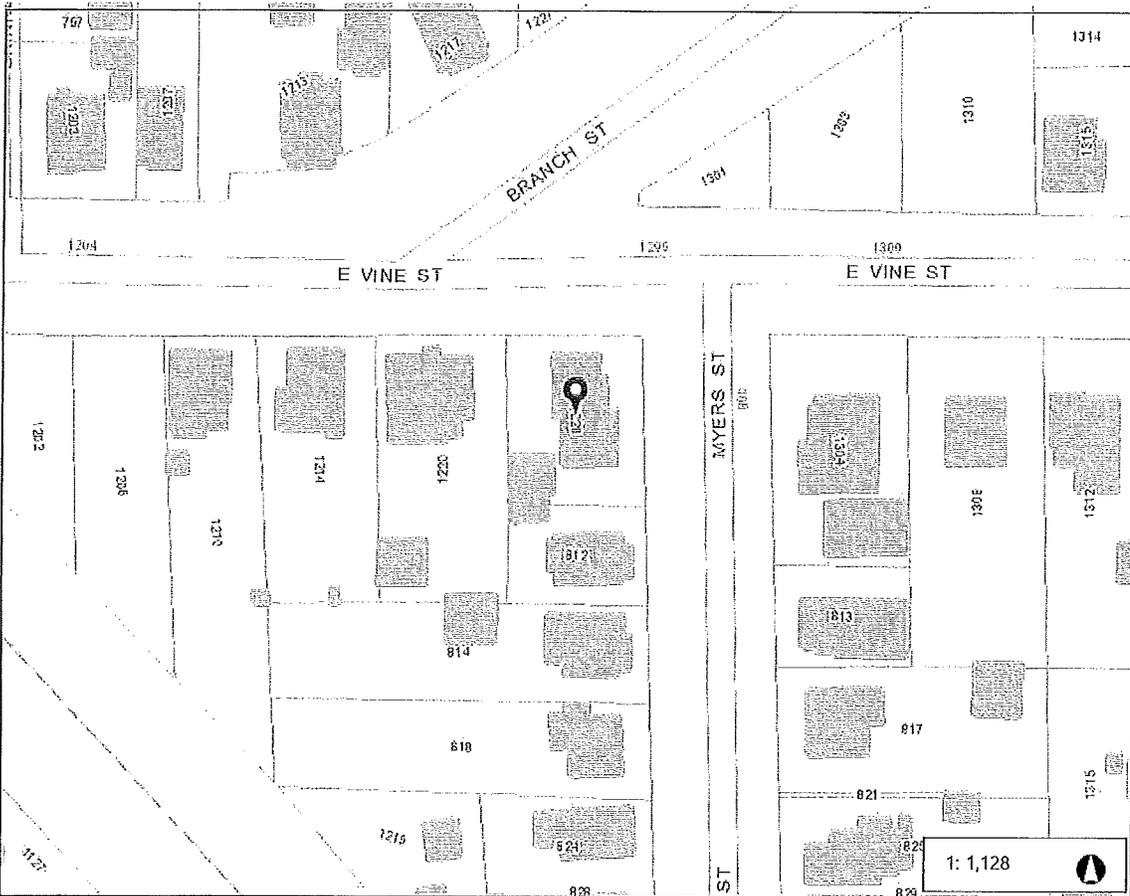
The estimated costs are as follows: Structural and exterior repairs – \$75,000; Demolition – \$18,200.00. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

Motion by:

Second by:

Vote:

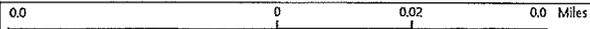
City of Kalamazoo GIS



Legend

- Parcels

1: 1,128



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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1228 E. Vine



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**DANGEROUS BUILDING  
NOTICE OF DETERMINATION & HEARING**  
05/24/2017

**HAMILTON, DALE W  
1224 FOURTH ST  
KALAMAZOO, MI 49001**

The building at **1224 FOURTH ST, CCN# 06-23-145-101**, 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 01-06-2017.**

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about:  
DATES: 1/6/2017

**A HEARING IS SCHEDULED TO BE HELD BEFORE THE  
BUILDING BOARD OF APPEALS  
THURSDAY, June 15, 2017 AT 2:00 PM IN THE  
COMMISSION CHAMBERS, KALAMAZOO CITY HALL  
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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.

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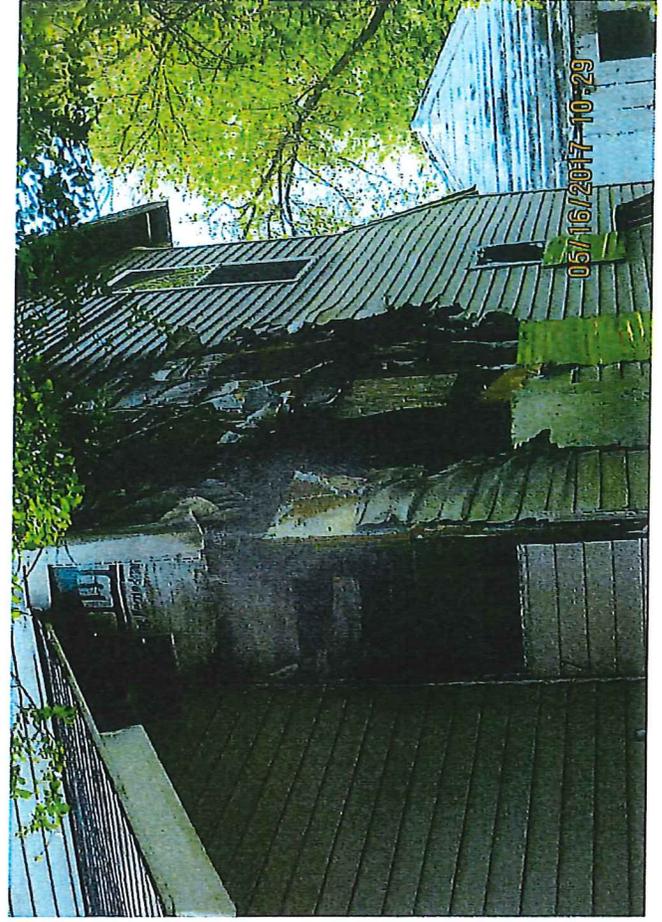
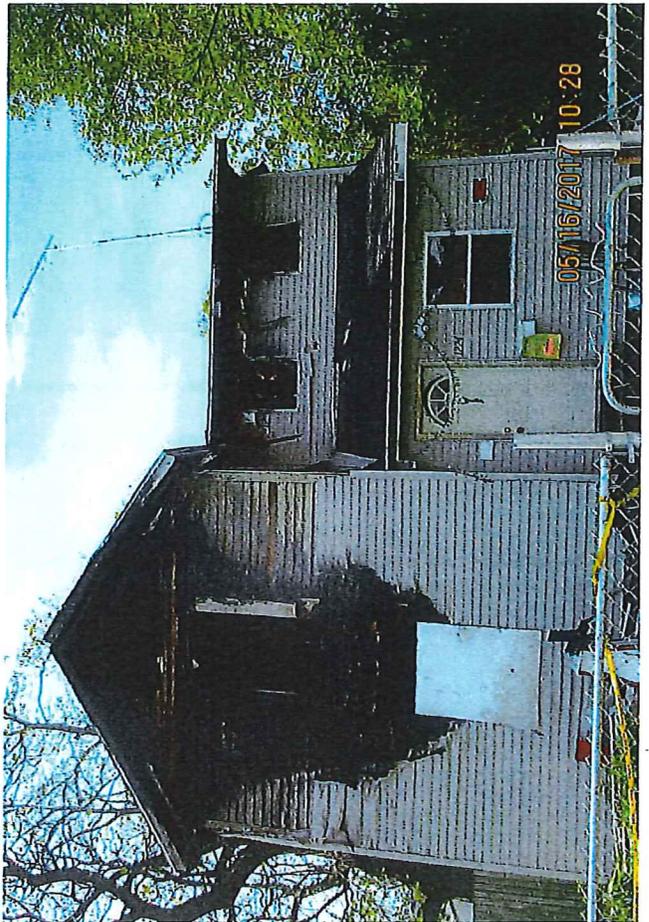
A handwritten signature in black ink, appearing to read 'R. McNutt', written over a horizontal line.

Robert McNutt  
Building Official

cc: CP&D Property File  
BBA Board Members



fourth





Furch

## BBA PROPERTY INFORMATION SUMMARY

For June 15, 2017 meeting

**1224 Fourth Street** – This property is located in a Residential District (Use Zone M-1) in the Downtown East neighborhood. The 47x99 (0.107 acre) property contains a 1590 sq. ft. 2 story commercial building built in 1893. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property.

**Dale Hamilton** is shown as Deed Holder and Taxpayer. A 2015 Quit Claim Deed (\$11,100.00) is on record with **no mortgage on file.**

Delinquent taxes showing as owed have been found and are payable to the County Treasures (Contact them for the exact amount): As of 5/11/2017.

2016 Summer Tax: \$891.48 (includes \$150.00 Housing Lien) Base

2016 Winter Tax: \$396.31 Base

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: 1/6/2017.

VIOLATIONS: Fire Damage 1/6/2017.

Structural and exterior repairs for the building are estimated to cost approximately beyond repair per Building Official. Estimated costs for demolition are approximately \$16,800. The 2016 SEV is \$22,200. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$12,716 and that of the entire property \$43,791.

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 1224 Fourth Street constitutes a “Dangerous Building” and a blight due to the conditions and violations detailed in the 5/24/2017 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 June 23, 2017 and complete all exterior and structural repairs or demolition by July 17, 2017.**

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.

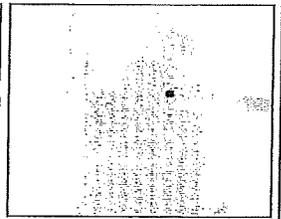
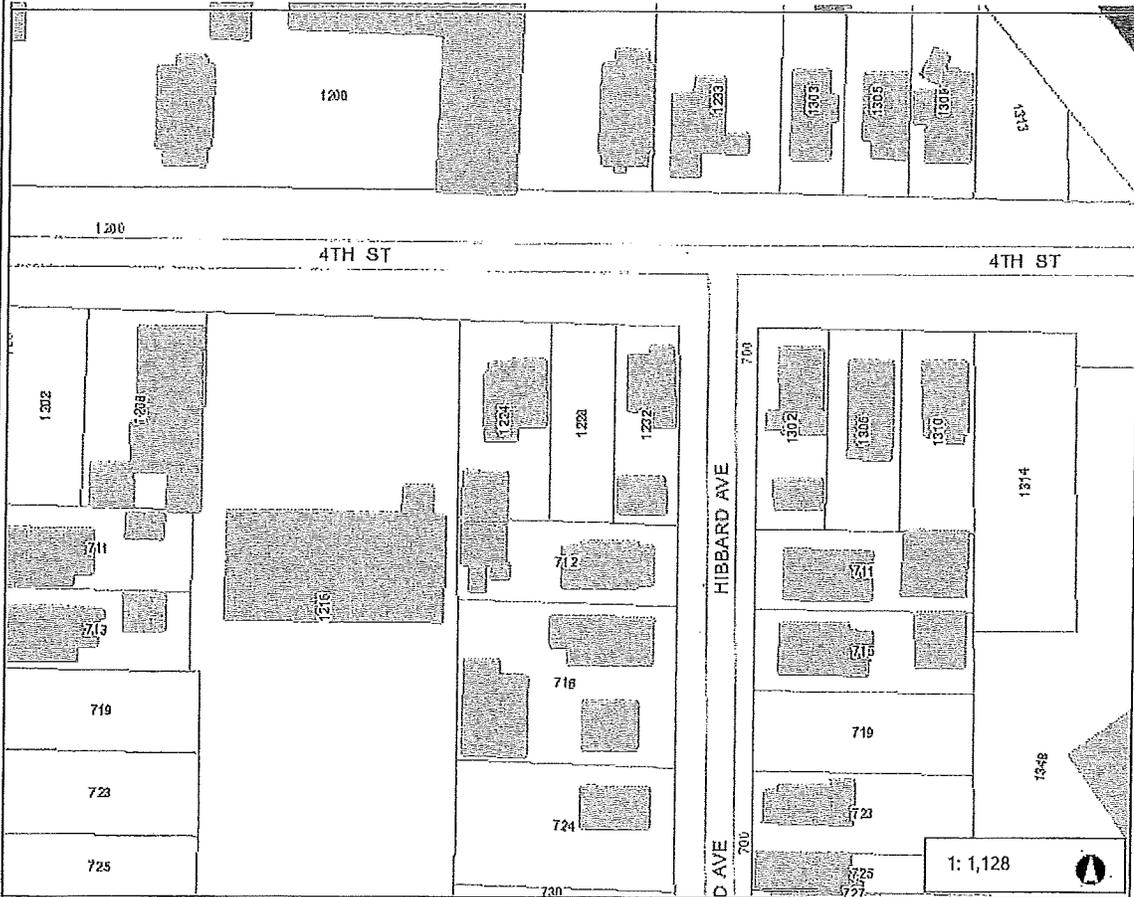
The estimated costs are as follows: Structural and exterior repairs – beyond repair per Bob McNutt; Demolition – \$16,800.00. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

Motion by:

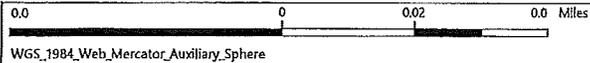
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Legend  
 Parcels



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1224 Fourth