

Agenda

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

March 19, 2015

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: February 19, 2015 meeting
- E. Initial Hearings:
 - 1825 Union Street
 - 1905 Union Street
 - 1021 N. Park Street
- F. Re-hearings:
- G. Other Business:
- H. Adjournment:

MINUTES
BUILDING BOARD OF APPEALS
February 19, 2015 2:00 p.m.
City Commission Chambers

CALL TO ORDER

Mr. 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

Members Absent: David Hyde

City Staff: Robert McNutt, Building Official; Deanna Benthin, Recording Secretary

NEW BUSINESS

Mr. McNutt stated Emily Parfet was approved to be a Board Member by the City Commission and would be attending the March, 2015 meeting.

APPROVAL OF PREVIOUS MINUTES

Mr. Emig approved the minutes of January 15, 2015 as submitted.

APPROVAL OF AGENDA

Mr. Emig approved the agenda as submitted.

Motion approved by roll call unanimously.

INITIAL HEARINGS

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

1003 Princeton – This building is an accessory garage building on the property, located in a Single-Family District (Use Zone RM-36) in the Northside neighborhood. The 44' x 132' (0.133 acre) property contains a 396 sq. ft. garage (and 1019 sq. ft. house), built in 1905. Nearby uses are residential dwellings. There are no historic considerations for this property. **Willie Mae Watkins** is shown as Deed Holder and Taxpayer. A 2006 Mortgage (\$50,000) is on record with "MERS" /New Century Mortgage, with a Quit Claim Deed, Tax information as found: 2014 ~ \$179.56 taxes is due.

Mr. McNutt stated Ms. Watkins was before the Board due to the deteriorating condition of the garage. The City Inspection staff started citing this property back in 2005 from a service request

for inspection. He referred to the photographs showing the deterioration from the roof has started to cause problems in the northwest corner, the garage doors no longer function and it's inhabited by animals.

Structural and exterior repairs for the building are estimated to cost approximately \$5,500. Estimated costs for demolition are approximately \$3,200. The 2014 SEV for house and garage is \$13,200. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$7,000 and that of the entire property \$20,200.

Staff recommends adoption of the following motion:

The Building Board of Appeals finds that the garage structure 1003 Princeton Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 01/29/15 Dangerous Building Notice of Determination and Hearing.

The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by February 26, 2015 and complete all exterior and structural repairs or demolition by March 26, 2015.

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 –\$5,500; Demolition – \$3,200. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

Willie Mae Watkins, the owner stated the garage did need to be torn down, and stated she had a licensed contractor scheduled to do the work. Mr. Emig stated that a valid permit needed to be obtained prior to work commencing. Ms. Watkins stated she had the application for the contractor to complete.

Mr. Wark questioned the time frame. Ms. Watkins stated the work should be done by the end of March, beginning of April. Mr. Emig stated the Board could give her until April 15, 2015 to have the garage demolished.

Mr. McNutt questioned who was going to do the demolition work. Ms. Watkins stated William Gothard was her contractor. Mr. McNutt stated that William Gothard was not currently a licensed demolition contractor with the City and would need to apply and obtain that licensing. He stated the City had no problem extending the deadline until April 15, 2015, but the permit and licensing needed to be obtained by February 26, 2015. He stated William Gothard does have a plumbing, mechanical and building contractor's license, but requires to be licensed as a demolition contractor; it's a \$55.00 licensing fee and needs to obtain the required insurance. Mr. Emig clarified that Ms. Watkins would contact William Gothard; inform him of the February 26, 2015 deadline and of the licensing requirements. Mr. McNutt requested if William Gothard does not obtain a valid permit and licensing that the City be authorized to order the demolition of the

garage. Mr. Emig clarified the requirements to Ms. Watkins and again reiterated the February 26, 2015 deadline. Ms. Watkins agreed.

Motion to approve the recommendation by Mr. Wark, supported by Mr. Kiplinger.

Vote: Approved by roll call vote.

Mr. McNutt had a discussion with the Board on the procedures on the request.

FINDING OF FACT

Mr. Wark moved the Finding of Fact as follows:

1. The Finding of Fact for 1003 Princeton shall include all information included in the notice of public hearing dated January 19, 2015. Ms. Watkins spoke on her behalf and indicated she plans on tearing the garage down and has a contractor, William Gothard to do the demolition. William Gothard currently is not licensed as a demolition contractor, but can apply and obtain a license.

Mr. Kiplinger supported 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 with the change of the demolition date being changed from March 26, 2015 to April 15, 2015. With the notation if William Gothard does not obtain a valid demolition permit and licensing that the City is authorized to order the demolition of the garage, supported by Mr. Kiplinger.

Motion approved by voice vote unanimously.

1825 Union – Mr. John Hampton, 6330 E. D. Avenue, Richland, stated he was the father of Marlyce Hampton, owner of the property.

Mr. Emig stated Marlyce Hampton shows as the deed holder and tax payer of the property. Mr. Hampton stated he has been handling the property and overseeing the issues for his daughter. Mr. Emig questioned if the owner was present? Mr. Hampton stated she wasn't present, she was working. Mr. Emig stated unless he had power of attorney that the Board couldn't proceed, because Mr. Hampton couldn't speak on her behalf. Mr. Hampton commented he was going to do a Quit Claim Deed over to his son.

Mr. Emig commented the owner had to be present to speak to the issues.

Mr. McNutt stated Mr. Hampton had come into the office and met with him, he had informed Mr. Hampton that this was a legal proceeding and that the meeting would still be held. He asked Mr. Hampton to have his information ready to present to the Board on how they were going to handle this issue. Mr. McNutt stated he wasn't aware that the owner, Marlyce Hampton

wouldn't be present. Mr. McNutt stated that staff would recommend that they reschedule this request to the March 19, 2015 meeting. This would allow Mr. Hampton time to either legally transfer the property to his son, stating it would have to be on a legally notarized form. Mr. Emig encouraged Mr. Hampton to contact his attorney, or Legal Aide to help him with the Quit Claim Deed. Mr. Emig clarified that the property owner needed to be present at the March meeting.

Mr. McNutt stated if ownership is transferred prior to the next meeting to Mr. Hampton's son, John, it would be his legal right to apply for a building permit.

Mr. Wark questioned if ownership is transferred and proper permits pulled, and work is done would the city go back out to the property and obtain new photographs of the property? Mr. McNutt stated, after the work was done and Mr. Hampton called for an inspection he would go back to the property to verify the new work.

Mr. Kiplinger made a motion to postpone this hearing until the March 19, 2015 meeting, supported by Mr. Wark.

Motion approved by voice vote unanimously.

ANNOUNCEMENTS

ADJOURNMENT

Ms. Servis moved to adjourn the meeting and was supported by Mr. Kiplinger.

With a unanimous vote the meeting was adjourned at 2:37p.m.

Submitted by: _____ Date _____

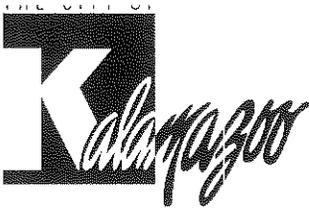
DBB Recording Secretary
Deanna Benthin

Reviewed by: _____ Date _____

Building Official
Robert McNutt

Approved by: _____ Date _____

BBA Chair
Richard Emig



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

**DANGEROUS BUILDING
NOTICE OF DETERMINATION & HEARING**
3/4/15

**JONATHAN HAMPTON
6330 EAST D AVENUE
RICHLAND, MI 49083**

The building at **1825 UNION ST, CCN# 06-10-308-007**, 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:

9-3: NO PERSON SHALL PERMIT ANY BUILDING TO BE BOARDED UP IN THE CITY FOR A PERIOD OF LONGER THAN 6 MONTHS. SUCH PERIOD OF SIX MONTHS MAY BE EXTENDED BY THE BUILDING OFFICIAL UPON FILING, BY THE OWNER OR OTHER PERSON(S) RESPONSIBLE FOR THE PREMISES OF APPLICATIONS FOR REQUIRED PERMITS TO COMPLY WITH THE ORDINANCES OF THE CITY, ALONG WITH A LETTER OF INTENT DESCRIBING WHAT REPAIRS ARE TO BE MADE AND WHEN. 17-8A PT 1: The city has authority to condemn any dwelling that is unfit for human habitation/constitutes a nuisance. A notice of condemnation shall be posted on property and written notice shall be mailed to property owner. The property is not safe for human habitation due to structural movement of the rear southern wall.

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 04/07/14 & 05/30/14.

**A HEARING IS SCHEDULED TO BE HELD BEFORE THE
BUILDING BOARD OF APPEALS
THURSDAY, March 19, 2015 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.

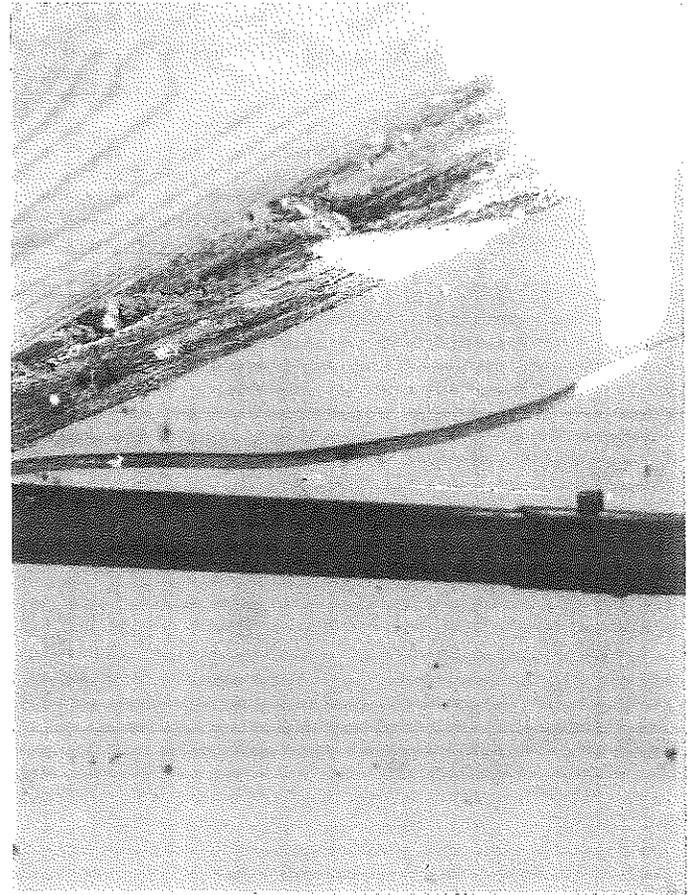
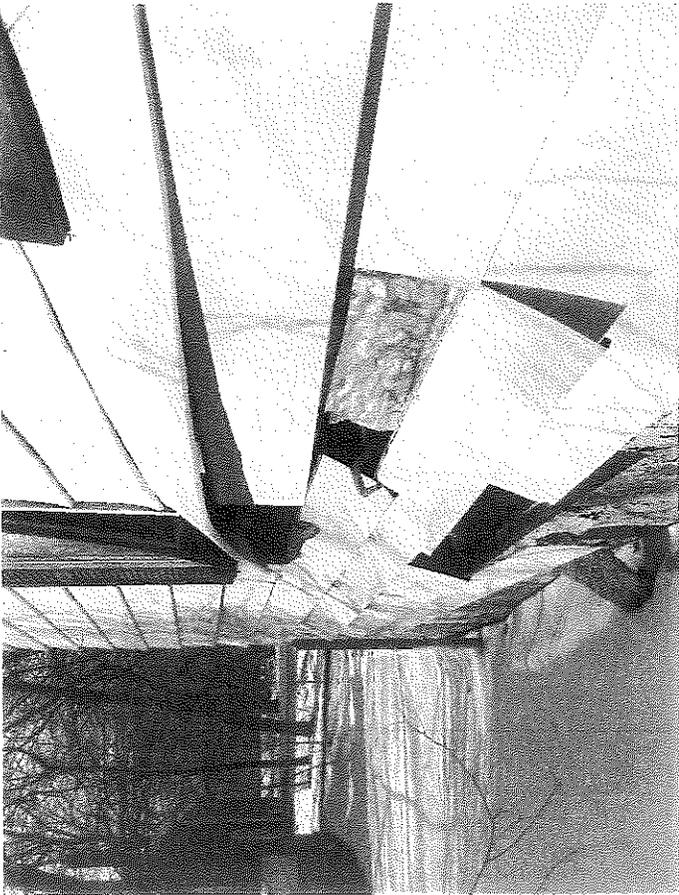
You will be billed a fee of **\$269** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$161** for the referral to the DBB, **\$161** for the initial hearing, or **\$108** if this is a re-hearing.

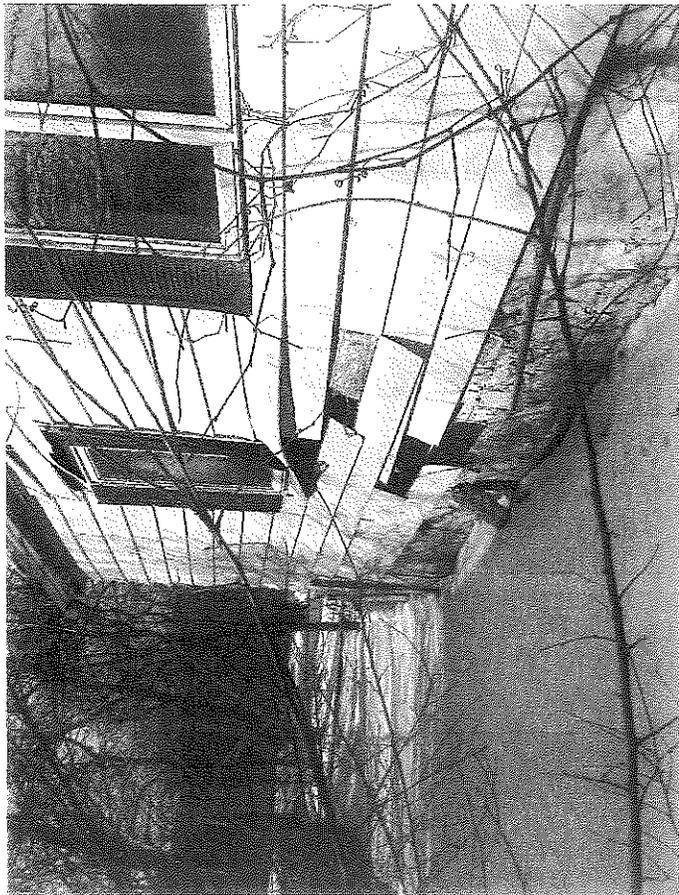
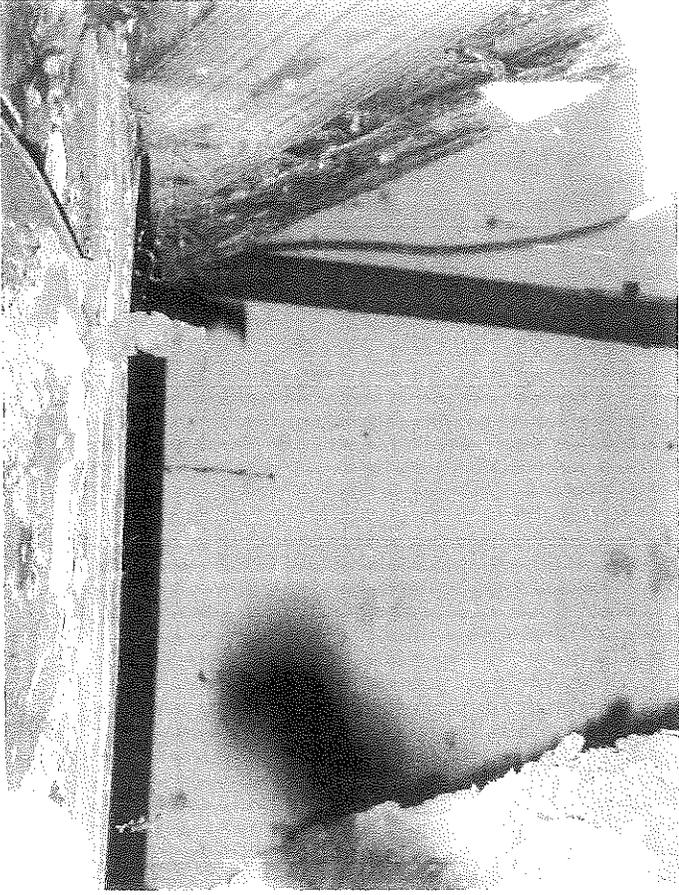
If you have further questions, please contact us at the address or phone number above.

Sincerely,

Robert McNutt, D.B.
Robert McNutt
Building Official

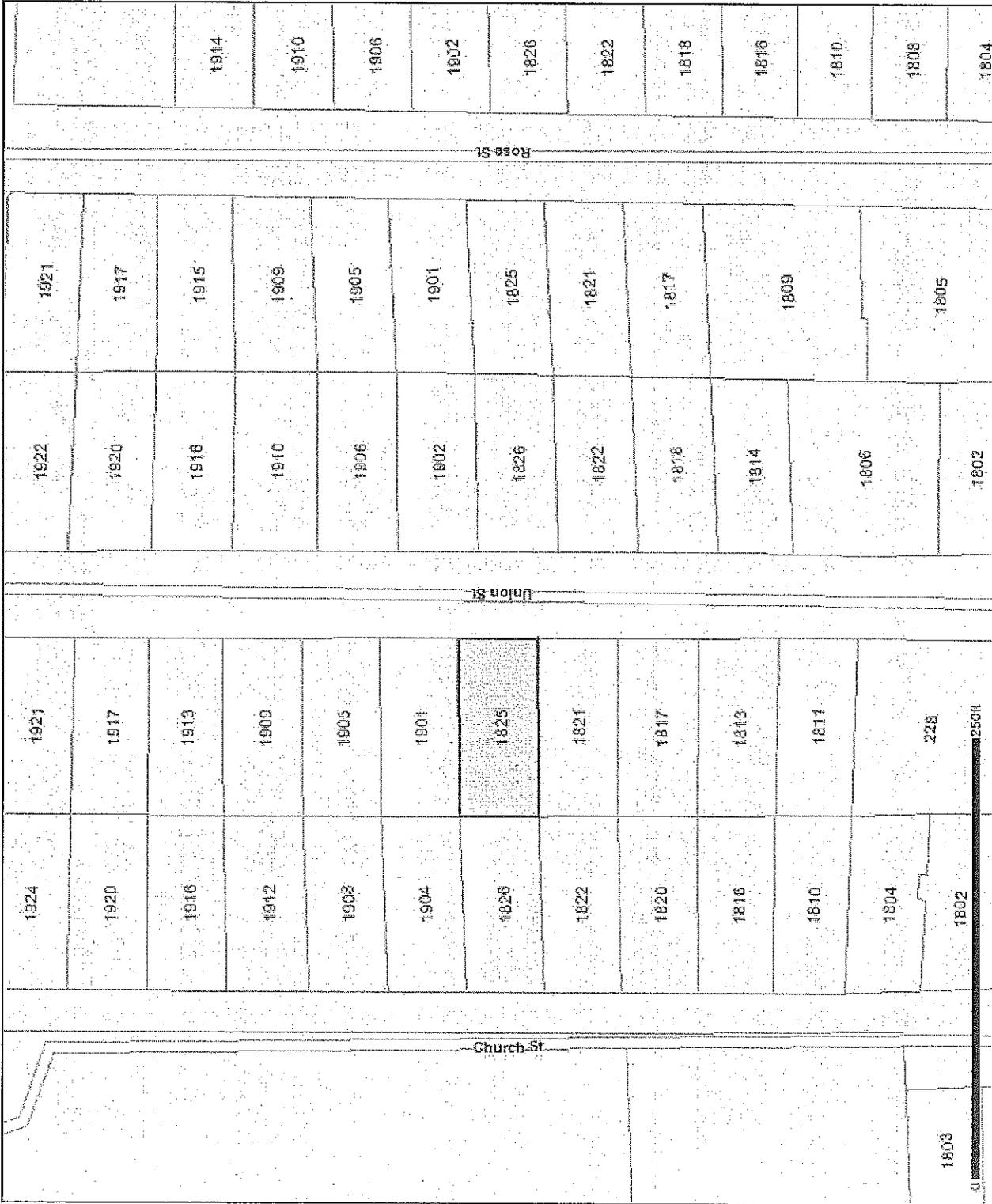
cc: CP&D Property File
BBA Board Members





1825 UNION ST.

- 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 sources regarding the area shown, and is to be used for reference purposes only. Map Created: 1/30/2015

BBA PROPERTY INFORMATION SUMMARY

For March 19, 2015

1825 Union St. – This property is located in a Residential, Single-Dwelling District (Use Zone RS-5) in the Northside neighborhood. The 44 ft. X 99 ft. (0.100 acre) property contains a 720 sq. ft. 1 story dwelling built in 1927. Nearby uses are residential dwellings. There are no historic considerations for this property.

Hampton, Jonathan is shown as Quit Claim Deed Holder and Taxpayer. A 2000 Quit Claim Deed (\$100) is on record with “MERS” / **no deed on file**. Tax information as found: 2014 ~ \$330.92 is due.

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 04/07/14 & 05/30/14.

TO-DATE THERE IS AN EXPIRED BUILDING PERMIT OBTAINED TO REPIAR WALLS AND WINDOWS, SUBMITTED BY OWNER. THIS IS A LONG-TERM VACANT BUILDING. EXTERIOR AND INTERIOR IS IN DISREPAIR. AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES, Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code. Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter. The property is not safe for human habitation due to structural movement of the rear southern wall.

Structural and exterior repairs for the building are estimated to cost approximately \$37,500. Estimated costs for demolition are approximately \$10,000. The 2014 SEV is \$10,300. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$6,000 and that of the entire property \$16,300.

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

Staff recommends adoption of the following motion.

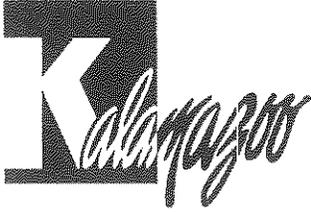
The Building Board of Appeals finds that the structure and grounds at 1825 Union St. constitutes a “Dangerous Building” and a blight due to the conditions and violations detailed in the 01/29/15 Dangerous Building Notice of Determination and Hearing.

The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by March 26, 2015 and complete all exterior and structural repairs or demolition by April 27, 2015.

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 – \$37,500; Demolition – \$10,000. 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: _____



**DANGEROUS BUILDING
NOTICE OF DETERMINATION & HEARING**

03/04/2015

**MARTIN, MAUDE H RICHARDSON
1905 UNION ST
KALAMAZOO, MI 49007**

The building at **1905 UNION ST, CCN# 06-10-303-005**, 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:

Property unfit for occupancy. 17-8A PT 3: No person shall remove a condemnation notice without permission of the city. 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance. [Exceptions: owners making repairs/tenants removing belongings]

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about:
DATES: 11/29/12, 01/17/13, 03/17/14, 04/04/14, 04/30/14

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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 **\$269** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$161** for the referral to the DBB, **\$161** for the initial hearing, or **\$108** if this is a re-hearing.

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

Sincerely,

Robert McNutt, D.B.
Robert McNutt
Building Official

cc: CP&D Property File
BBA Board Members



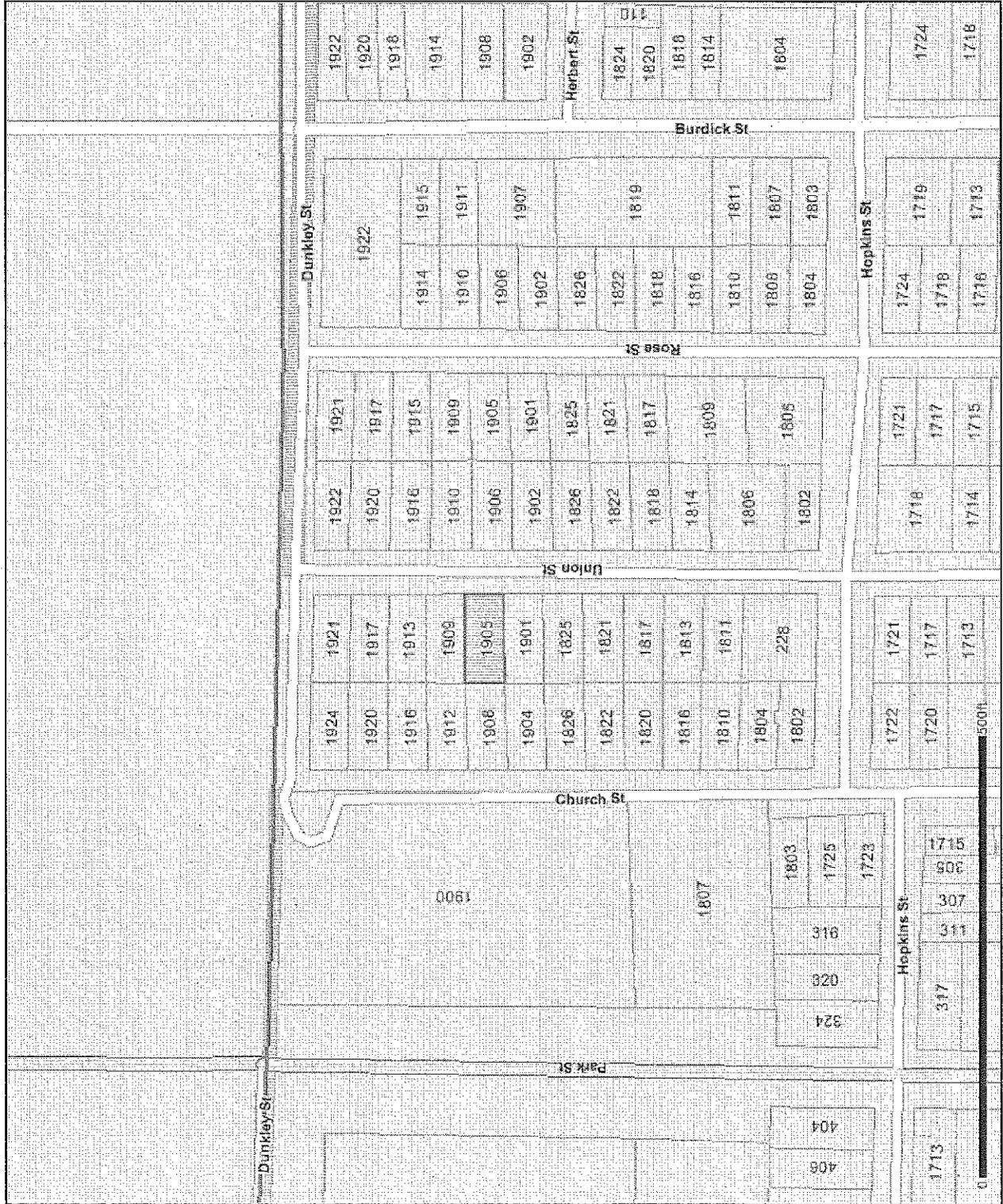






1905 Union Street

- 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



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BBA PROPERTY INFORMATION SUMMARY

For March 19, 2015 meeting

1905 Union – This property is located in a Residential, Single Dwelling District (Use Zone RS-5) in the Northside neighborhood. The 44 X 99 (.100 acre) property contains a 528 sq. ft. 1 story dwelling built in 1927. Nearby uses are residential dwellings. There are no historic considerations for this property.

Maude H. Richardson Martin, is shown as Deed Holder and Taxpayer. There is no mortgage and owned by Maude H. Richardson Martin. Tax information as found:

2014 Summer Tax Amount: \$573.90 (includes \$359.00 Housing Lien) BASE - MARCH PAYOFF NOT AVAILABLE AT TIME OF EXAMINATION

2014 Winter Tax Amount: \$106.28 BASE - MARCH PAYOFF NOT AVAILABLE AT TIME OF EXAMINATION

Invoices: \$60.97 NOW DUE AND PAYABLE

2013 TAXES: \$437.55 MARCH PAYOFF

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 11/29/12, 01/17/13, 03/17/14, 04/04/14, and 04/30/14.

Property unfit for occupancy. 17-8A PT 3: No person shall remove a condemnation notice without permission of the city. 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance.

Structural and exterior repairs for the building are estimated to cost approximately \$18,500. Estimated costs for demolition are approximately \$10,000. The 2014 SEV is \$9,200. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$5,995 and that of the entire property \$15,195.

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 1905 Union Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 03/04/15 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 March 26, 2015 and complete all exterior and structural repairs or demolition by April 27, 2015.

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 – \$18,500; Demolition – \$10,000. 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:



KALAMAZOO DEVELOPMENT CENTER

415 Stockbridge Avenue

Kalamazoo, MI 49001

Ph. 269.337.8026

www.kalamazoocity.org

**DANGEROUS BUILDING
NOTICE OF DETERMINATION & HEARING**

03/04/2015

**1021 N. PARK HOLDINGS
1021 N. PARK
KALAMAZOO, MI 49007**

The building at **1021 N PARK ST, CCN# 06-15-112-023**, 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: AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES, Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code. Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter. Sec. 17-9: No rent shall be recoverable during this condemnation and no action or special proceedings shall be maintained for possession of these premises for NON-PAYMENT OF RENT during the condemnation period.

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 11/28/12, 5/9/13, 8/29/13, 12/31/13, 3/6/14, 6/9/14

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You will be billed a fee of **\$269** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$161** for the referral to the DBB, **\$161** for the initial hearing, or **\$108** if this is a re-hearing.

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

Sincerely,

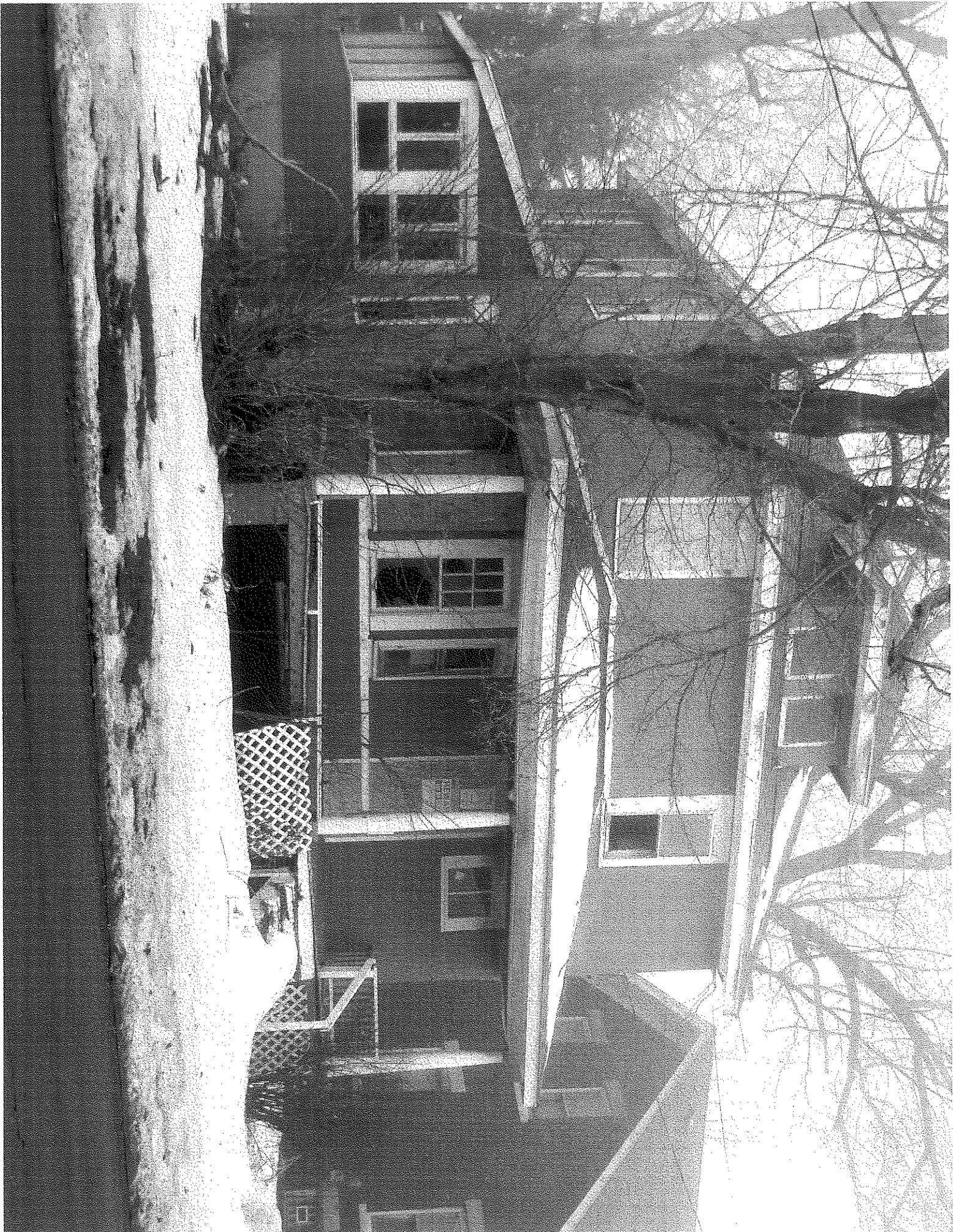
Robert McNutt, D.E.

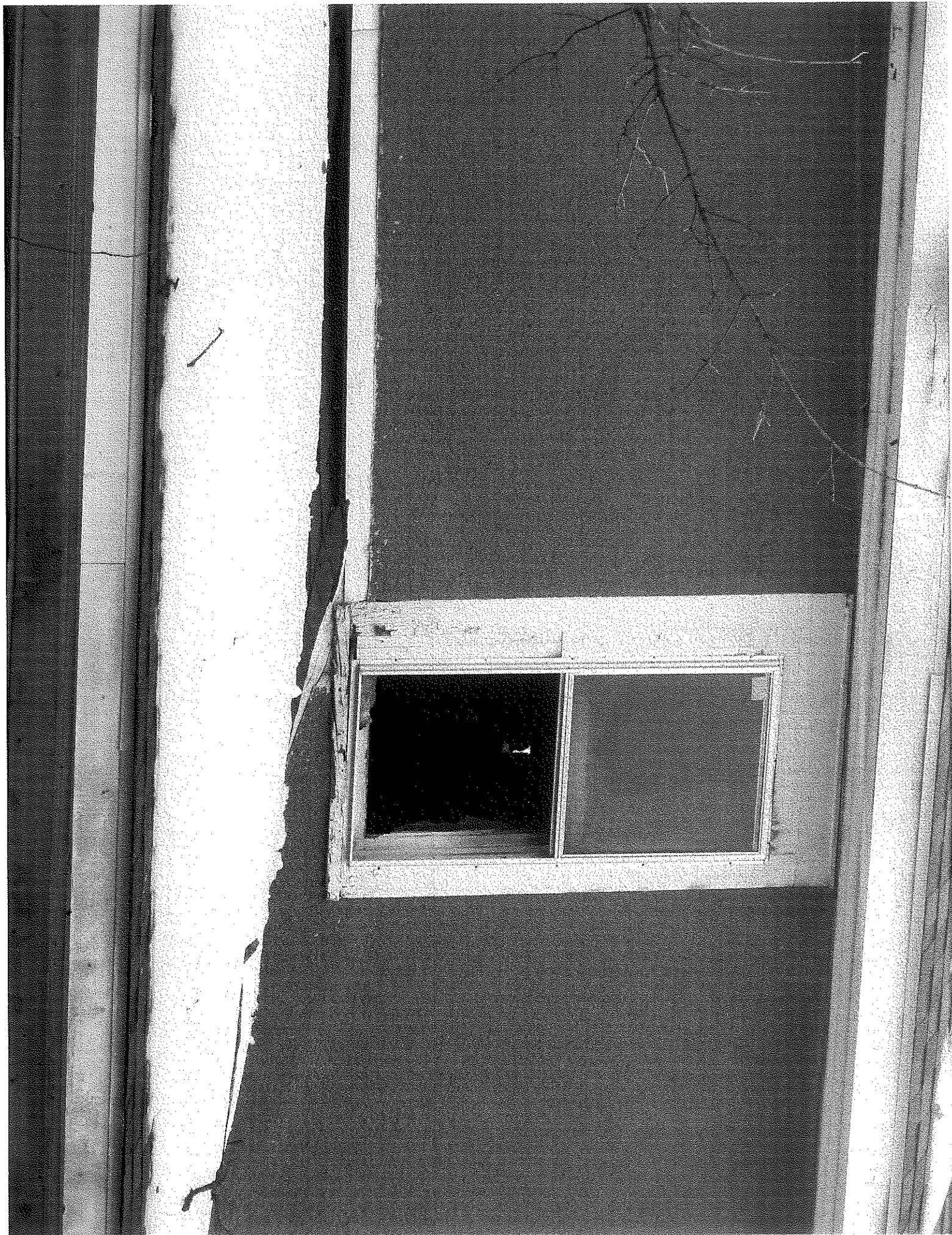
Robert McNutt
Building Official

cc: CP&D Property File
BBA Board Members







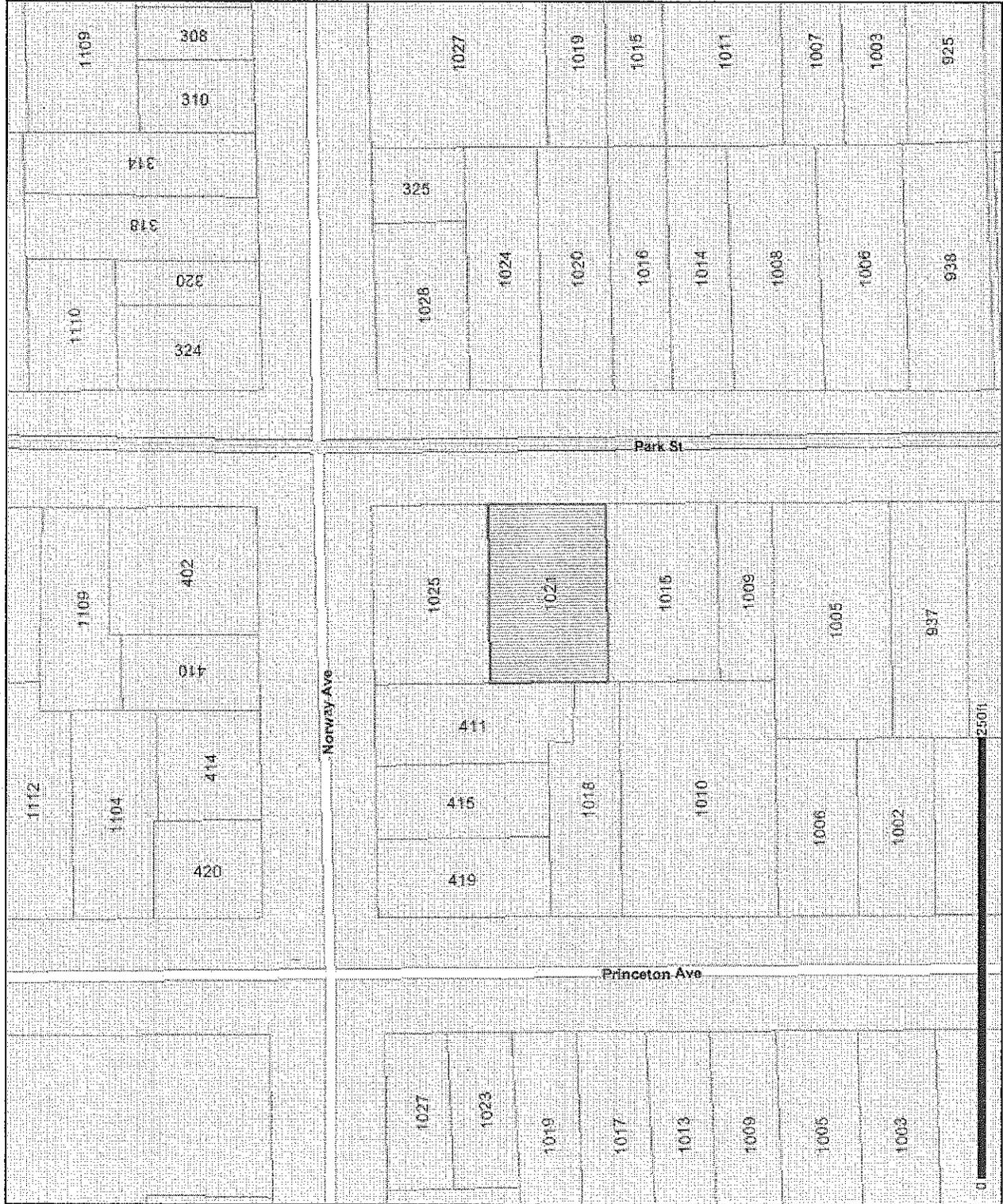






1021 N. Park St.

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



0 250'

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BBA PROPERTY INFORMATION SUMMARY

For March 19, 2015 meeting

1021 N. Park – This property is located in a Residential, Multi-dwelling District (Use Zone RM-36) in the Northside neighborhood. The 65 X 99 (0.148 acre) property contains a 1677 sq. ft. 1 story dwelling built in 1915. Nearby uses are residential dwellings. There are no historic considerations for this property.

1021 N. Park Holdings is shown as Deed Holder and Taxpayer. A 2015 Fee Simple Deed (\$1). There is no mortgage and is owned by 1021 N. Park Holdings. Tax information as found:

2014 Summer Tax Amount: \$923.93 BASE - MARCH PAYOFF NOT AVAILABLE AT TIME OF EXAMINATION

2014 Winter Tax Amount: \$927.89 BASE - MARCH PAYOFF NOT AVAILABLE AT TIME OF EXAMINATION

Invoices: \$994.00 NOW DUE AND PAYABLE; \$56.20 NOW DUE AND PAYABLE

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 11/28/12, 5/9/13, 8/29/13, 12/31/13, 3/6/14, and 6/9/14.

VIOLATIONS: AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES, Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code. Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter. Sec. 17-9: No rent shall be recoverable during this condemnation and no action or special proceedings shall be maintained for possession of these premises for NON-PAYMENT OF RENT during the condemnation period.

Structural and exterior repairs for the building are determined to be beyond repair. Estimated costs for demolition are approximately \$14,500. The 2014 SEV is \$26,500. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$9,494 and that of the entire property \$35,994.

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 1021 N. Park Street constitutes a "Dangerous Building" and a blight due to the conditions and violations detailed in the 03/04/15 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 March 26, 2015 and complete all exterior and structural repairs or demolition by April 27, 2015.

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 building is determined to be beyond repair: Demolition – \$14,500. 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: _____