



AGENDA
DANGEROUS BUILDING HEARING
Tuesday, October 8, 2019

- I. Call to Order
- II. Dangerous Buildings Hearing - 13045 Tuscola Road
 - 1. Public Comment
 - 2. Taking of Proofs
 - 3. Dangerous Buildings Hearing Determination
 - 4. Public Comment
- III. Dangerous Building Hearing - 2036 W. Farrand Road Private
 - 1. Public Comment
 - 2. Taking Proofs
 - 3. Dangerous Buildings Hearing Determination
 - 4. Public Comment
- IV. Adjourn



ASPOSE
Your File Format APIs



4422 E. Vienna Rd.

Clio, MI 48420

Fax: 810-686-1013

13045 Tuscola Rd
Clio, Michigan 48420

Dangerous Building Inspection done on 7-30-19

As I inspected this home I found the exterior of the house to be in very bad condition, there are several issues with the house and the shed.

Roof has several shingle missing and water damaged wood that is exposed.

Siding is in very bad condition there are pieces missing and damaged.

Looks like there has been a fire on the north east corner of the home, siding is melted and burned completely off the wall, bare wood is exposed and charred. It has been boarded up but there appears to be some structural damage to the joists, bond, and studs.

Decks do not appear to be safe, bad wood and improper railings.

Some of the windows are broken and need to be replaced.

All of the basement windows are damaged and boarded up.

Shed is in bad condition, floor is rotten, holes in fascia, door is warped, and holes in siding.

The entire yard has not been maintained, grass is over two foot tall, and there is garbage & debris all over the place.

Complete roof replacement	\$ 7,000
Siding repairs	\$ 5,000
Deck replacement (both)	\$ 6,000
Window replacement	\$ 4,000
Door replacement	\$ 2,000
Foundation repairs	\$ 3,000
Foundation windows	\$ 1,200
Demo shed	\$ 500
Clean up yard & haul debris	\$ 1,500

As you can see these repairs alone come to over \$ 30,000 and this is just what is visible from the outside, this would not include any repairs on the interior.

It is my opinion that the home is not worth the cost of the repairs and should be completely Demolished.

LaVerne K Morse Jr.
Dangerous Building Official



TRIUMPH

Triumph Engineering & Design, Inc.

10775 S. Saginaw St. Suite 'D' | Grand Blanc, MI 48439 | Ph: 810-584-7364 | www.triumpheng.com

August 30, 2019

Single-Family Home

13045 Tuscola Rd

Clio, MI

RE: Structural Inspection

TED File: TE-19-240



Triumph Engineering & Design, Inc. (TED) was requested to make an evaluation of an existing two story, single-family home located at the above-mentioned address. A site visit was conducted on Friday, August 30, 2019. The purpose of the request was to access and evaluate the structural components of the home.



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Observations:

The home is conventionally wood framed with a crawl space style foundation. The foundation system itself consists of concrete masonry units (cmu) and poured concrete footings. There are several intermediate support locations within the floor framing system that consist of cmu piers and steel jack posts.

There were some step cracks found within the mortar joints of the cmu foundation. There was also some weathered concrete with exposed aggregate near the southeast corner of the front porch. In addition, there is an area of foundation wall that appears to be poured concrete under the rear deck that also shows wear and exposed aggregate.

Upon inspection of the interior of the home, a pitch to the main level floor framing system was found. This pitch begins at approximately where the home transitions from single story to two story and pitches downward to the north.

Conclusion:

The home is in overall satisfactory structural condition. The pitch to the main level floor framing system was most likely caused by differential settlement within the homes foundation system and inadequate interior supports. The main wood floor beams can be jack up closer to level and re-supported by using cmu piers or steel jack posts which should also bear on poured concrete footings. The step cracks in the cmu should be tuckpointed as not to allow water further infiltration which will lead to further cracking. The areas of concrete that show wear and exposed aggregate should be patched and repaired using an appropriate concrete patching product.

In addition, gutters and downspouts should be installed to capture rainwater and carry it away from the base of the home. This will help limit and potential further settlement issues within the homes foundation system.



TRIUMPH

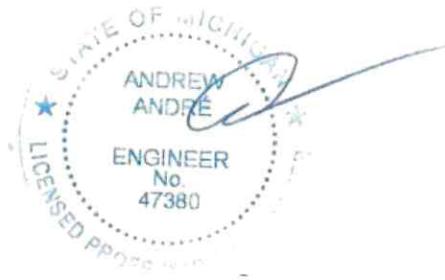
Triumph Engineering & Design, Inc.

10775 S. Saginaw St. Suite 'D' | Grand Blanc, MI 48439 | Ph: 810-584-7364 | www.triumpheng.com

Should any additional information be required, please do not hesitate to contact our office.

Sincerely,

Christopher J. Ely
Project Manager



Please see attached for referenced photographs in this report:



Figure 1 –CMU Foundation Wall on Concrete Footing (Interior View)



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Figure 2 – Existing Interior Support Piers/Posts



Figure 3 – Weathered Concrete Near Front Porch



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Figure 4 – Step Cracking in CMU Foundation Wall



Figure 5 – Weathered Concrete Under Rear Deck



578055Z



000130DCD4

FCC ID: S4RT152A, IC: 8645-152A, MODEL: 0424

0.00 kWh

CL200 240V 3W TYPE C2S0DS 30TA 1.0Kh

Consumers Energy

30 420 357



*1NF 30420357E

CA 0.5
FM2S
60Hz

ERT Reader

578055Z

OpenWay

USA 8/13

CONSUMERS ENERGY

BLANK

ENCLOSURE





















CERTIFICATE / AFFADAVIT OF SERVICE

OFFICER CERTIFICATE

I certify that I am the Building Inspector for the Charter Township of Vienna and that (choose one of the following):

PERSONAL SERVICE

I have personally served State of Michigan Municipal Civil Infraction Citation Number _____ on the defendant(s) as follows:

Defendant's Name	Complete Address of Service	Day, Date, Time

SERVICE BY MAIL

I certify that Robert Kettler was served a notice of show-cause hearing by certified mail with a signed return receipt on September 16, 2019, mailed from Vienna Charter Township, 3400 West Vienna Road, Clio, Michigan, 48420, addressed to the last-known address of 1000 Apollo Beach Blvd. unit #204
Apollo Beach FL 33572, with postage thereon fully prepaid.

SERVICE ATTACHMENT

I attached a copy of a show-cause hearing to Front Door in a secure manner.


Building Inspector

REQUEST FORMAL HEARING

Building Inspector

Subscribed and sworn to before me on _____.

Notary Public, Genesee County, Michigan

My Commission Expires: _____.

Joseph A. Rizk, Supervisor
Cynthia Bryan, Clerk
Pam Faris, Treasurer

Office -----810-686-7580
FAX -----810-686-0820
Bldg. Dept.--810-686-7676
FAX -----810-686-8856



Trustees

Nancy Belill
Sue Thomas
Jeremy Clontz
Kerry Paulson

September 16, 2019

Robert & Betty Kettler
1000 Apollo Beach BLVD. Unit# 204
Apollo Beach, FL. 33572

RE: 13045 Tuscola Rd.
Clio, MI. 48420
Parcel# 18-11-552-022

On a recent inspection of the property you own at 13045 Tuscola Rd., Clio, MI. 48420, has been in violation of 388, Article III, Dangerous Building.

This is your notice that the property located at 13045 Tuscola Rd. Is a dangerous building and that there will be a show-cause hearing on Tuesday, October 8, 2019 at 1:30 p.m. at the Vienna Township Hall, 3400 W. Vienna Rd., Clio, MI. 48420. The purpose of this hearing is for you to show cause to the hearing officer as to why the structure should not be demolished or otherwise made safe, or properly maintained.

It is important that you attend this hearing.

Sincerely,

Michael Mantei



Building Official

3400 West Vienna Road | Clio, MI 48420 | www.viennatwp.com

Office Hours: M, Tu, Th - 8:00 AM – 5:00 PM, Wed – 8:00 AM – 6:00 PM, Closed Friday



4422 E. Vienna Rd.

Clio, Mi 48420

Fax: 810-686-1013

2036 W. Farrand Rd. Pvt.
Clio, Michigan 48420

Dangerous home inspection done on 7-30-19

I inspected this home again on Tuesday 7-30-19 and found that nothing had been done to the home at all. None of the recommended repairs have been completed. The home is still in very bad condition.

Also I have been notified from the township that the health department had been in the home to inspect the water and sewer and both inspectors said they could not stand to be inside of the house it smelled so bad it made them ill.

Estimated cost of repairs needed to make home livable.

Framing	\$ 4,000
Roof	\$ 8,000
Windows	\$ 7,000
Doors	\$ 1,500
Siding	\$ 9,000
Int. Demo	\$ 7,000
New bath	\$ 5,000
New Kitchen	\$ 10,000
New flooring	\$ 7,000
Deodorize	\$ 10,000
Drywall	\$ 8,000
Trim	\$ 5,000
Porch cap	\$ 2,500
Masonry	\$1,500
Dump fees	\$ 1,500
Sub Total	\$ 87,000

As you can see the cost to repair the home is more than it would be worth in good condition. This does not even cover any electrical or heating problems.

My recommendation is to do a complete demo on the home. It is a health hazard and a liability issue waiting to happen.

LaVerne K. Morse Jr.

















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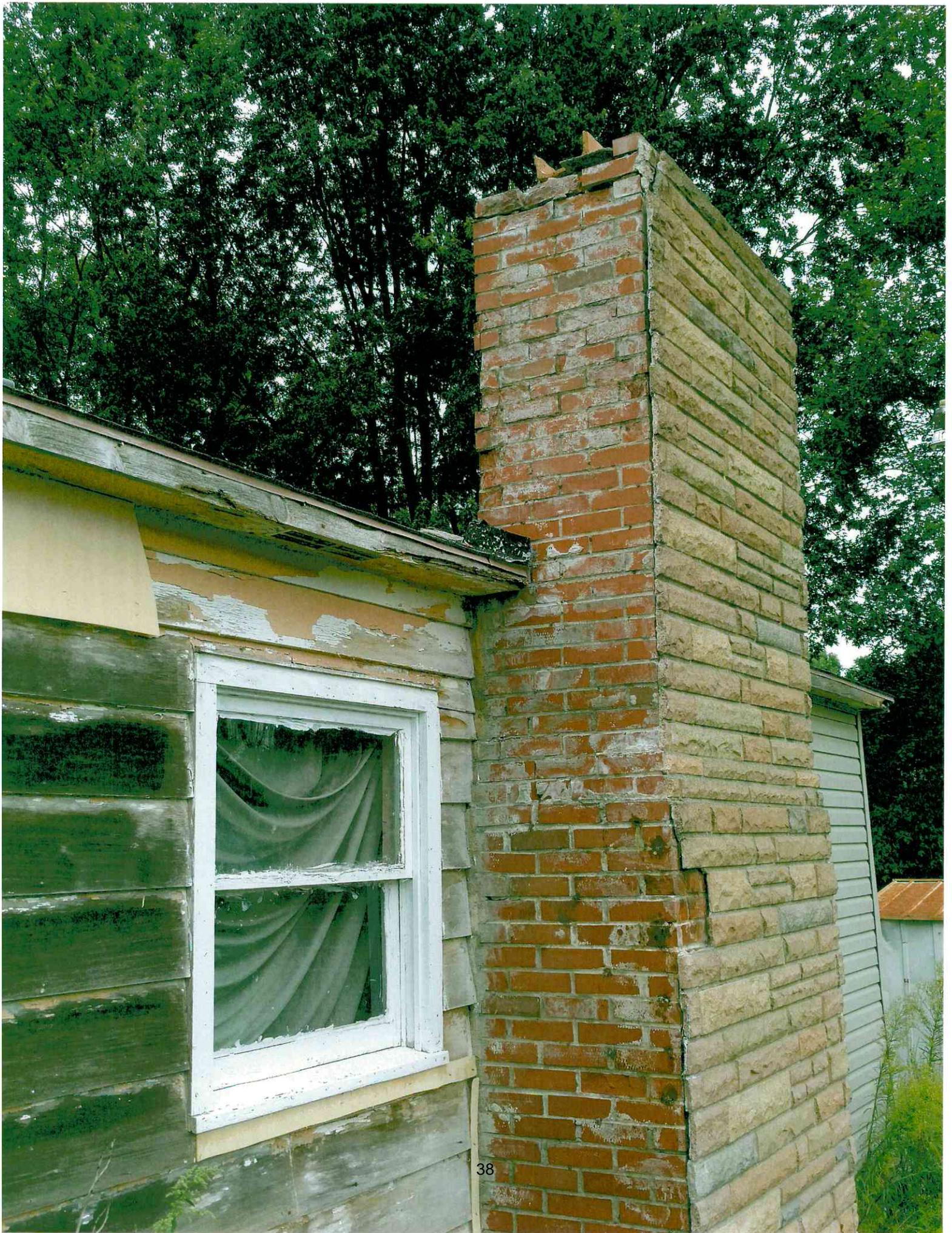












CERTIFICATE / AFFIDAVIT OF SERVICE

OFFICER CERTIFICATE

I certify that I am the Building Inspector for the Charter Township of Vienna and that (choose one of the following):

PERSONAL SERVICE

I have personally served State of Michigan Municipal Civil Infraction Citation Number _____ on the defendant(s) as follows:

Defendant's Name	Complete Address of Service	Day, Date, Time

SERVICE BY MAIL

I certify that Christopher Scott was served a notice of show-cause hearing by certified mail with a signed return receipt on September 16, 2019, mailed from Vienna Charter Township, 3400 West Vienna Road, Clio, Michigan, 48420, addressed to the last-known address of 2036 W. Farnard Rd. PVT.
Clio, MI. 48420, with postage thereon fully prepaid.

SERVICE ATTACHMENT

I attached a copy of a show-cause hearing to front window in a secure manner.

Mark Mate
Building Inspector

REQUEST FORMAL HEARING

Building Inspector

Subscribed and sworn to before me on _____.

Notary Public, Genesee County, Michigan

My Commission Expires: _____.

Joseph A. Rizk, Supervisor
Cynthia Bryan, Clerk
Pam Faris, Treasurer

Office -----810-686-7580
FAX -----810-686-0820
Bldg. Dept.--810-686-7676
FAX -----810-686-8856



Trustees

Nancy Belill
Sue Thomas
Jeremy Clontz
Kerry Paulson

September 16, 2019

Christopher Scott
2036 W. Farrand Rd. PVT.
Clio, MI. 48420

RE: 2036 W. Farrand Rd.
Clio, MI. 48420
Parcel# 18-11-400-052

On a recent inspection of the property you own at 2036 W. Farrand Rd. PVT., Clio, MI. 48420, has been in violation of 388, Article III, Dangerous Building.

This is your notice that the property located at 2036 W. Farrand Rd. PVT. Is a dangerous building and that there will be a show-cause hearing on Tuesday, October 8, 2019 at 1:30 p.m. at the Vienna Township Hall, 3400 W. Vienna Rd., Clio, MI. 48420. The purpose of this hearing is for you to show cause to the hearing officer as to why the structure should not be demolished or otherwise made safe, or properly maintained.

It is important that you attend this hearing.

Sincerely,

Michael Mantei



Building Official

3400 West Vienna Road | Clio, MI 48420 | www.viennatwp.com

Office Hours: M, Tu, Th - 8:00 AM – 5:00 PM, Wed – 8:00 AM – 6:00 PM, Closed Friday

CERTIFICATE / AFFIDAVIT OF SERVICE

OFFICER CERTIFICATE

I certify that I am the Building Inspector for the Charter Township of Vienna and that (choose one of the following):

PERSONAL SERVICE

I have personally served State of Michigan Municipal Civil Infraction Citation Number _____ on the defendant(s) as follows:

Defendant's Name	Complete Address of Service	Day, Date, Time

SERVICE BY MAIL

I certify that US BANK TRUSTEE was served a notice of show-cause hearing by certified mail with a signed return receipt on SEPTEMBER 16, 2019, mailed from Vienna Charter Township, 3400 West Vienna Road, Clio, Michigan, 48420, addressed to the last-known address of 3815 S. West Temple
SOUTH LAKE CITY, UT. 84115, with postage thereon fully prepaid.

SERVICE ATTACHMENT

I attached a copy of a show-cause hearing to Front Window in a secure manner.



Building Inspector

REQUEST FORMAL HEARING

Building Inspector

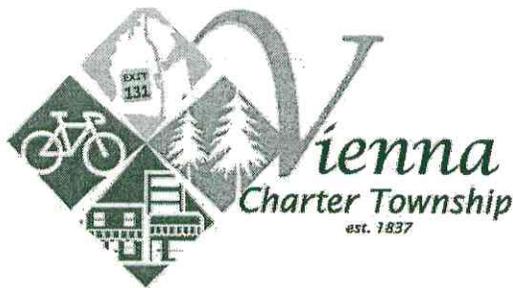
Subscribed and sworn to before me on _____.

Notary Public, Genesee County, Michigan

My Commission Expires: _____.

Joseph A. Rizk, Supervisor
Cynthia Bryan, Clerk
Pam Faris, Treasurer

Office -----810-686-7580
FAX -----810-686-0820
Bldg. Dept.--810-686-7676
FAX -----810-686-8856



Trustees

Nancy Belill
Sue Thomas
Jeremy Clontz
Kerry Paulson

September 16, 2019

US Bank Trustee
3815 S. West Temple
Salt Lake City, UT. 84115

RE: 2036 W. Farrand Rd.
Clio, MI. 48420
Parcel# 18-11-400-052

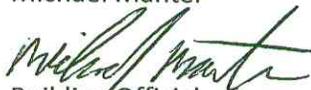
On a recent inspection of the property for which you have interest at 2036 W. Farrand Rd. PVT., Clio, MI. 48420, has been in violation of 388, Article III, Dangerous Building.

This is your notice that the property located at 2036 W. Farrand Rd. PVT. Is a dangerous building and that there will be a show-cause hearing on Tuesday, October 8, 2019 at 1:30 p.m. at the Vienna Township Hall, 3400 W. Vienna Rd., Clio, MI. 48420. The purpose of this hearing is for you to show cause to the hearing officer as to why the structure should not be demolished or otherwise made safe, or properly maintained.

It is important that you attend this hearing.

Sincerely,

Michael Mantei


Building Official

3400 West Vienna Road | Clio, MI 48420 | www.viennatwp.com

Office Hours: M, Tu, Th - 8:00 AM – 5:00 PM, Wed – 8:00 AM – 6:00 PM, Closed Friday