

# Construction Board of Appeals

## Regular Meeting Agenda

Wednesday, September 14, 2016  
3:00 PM, Conference Room A  
City Hall, 539 Phoenix Street

City of South Haven

1. **Call to Order** – Chair Morse
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes** - July 27, 2016
5. **Public Comment**
6. **NEW BUSINESS**
  - 312 Edgell – demolition order
7. **Adjourn**

RESPECTFULLY SUBMITTED,

Linda Anderson  
Zoning Administrator



## **Agenda Item #6 312 Edgell Street**

**City of South Haven**

### **Background Information:**

Enforcement efforts on this vacant property began in 2011. The owner has not been responsive to the demands that the property be brought back into code. On June 6, 2016, the city building inspector sent a hearing notice to the owner and posted the front of the structure. The certified letter was returned unopened. The hearing was held on June 22, 2016 and the owner was not in attendance. A woman interested in purchasing the property was present but once it was determined she had no legal interest in the property the hearing proceeded as planned. The demolition was scheduled for not more than 21 days or July 13, 2016.

It was subsequently determined that the notice was sent to the wrong owner and the process was restarted sending notice to and holding the hearing for Household Finance Corp of Florida. Again the owner was a no show. The deadline for demolition was then moved back to August 5, 2016. That date has now passed.

During this process, there was some confusion as to who was actually the owner of the property. We are required to contact the most current address of the responsible person or person listed on the tax rolls. The person originally listed was Dennis Wooten. Mr. Wooten apparently lost the house to Household Finance Corp. We were later told that Mr. Wooten again owned the house. We asked the city assessor to work with Van Buren County to determine the actual owner of record. It was found that Household Finance Corp is in fact the current owner of record.

Before the city is allowed to demolish a private building, there are several requirements which need to be completed, according to City Code 570. The Construction Board of Appeals meeting is one of those requirements.

### **Recommendation:**

Staff recommends that the CBA members visit the property and consider all the attachments to this report. Staff also recommends upholding the hearing officer's decision to demolish the building and clean the related grounds. This should be ordered to occur in no more than 21 days after the CBA meeting (October 5, 2016).

### **Support Material:**

- Enforcement records
- Hearing Officer activity and decision (Wooten)

- Hearing Officer activity and decision (Household Finance Corp)
- Cost comparison/building condition report from John Brush
- Photos

Respectfully submitted,  
Linda Anderson  
Zoning Administrator

09/22/2011

HOUSEHOLD FINANCE CORPORATION 111  
636 GRAND REGENCY BLVD  
BRANDON, FL 33510

Regarding: Notification of Code Infraction

Dear Property Owner;

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction, 312 EDGELL ST, SOUTH HAVEN

Tax Parcel Number: 80-53-146-006-01

**Code Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)

1. SIX PHOTOS ENCLOSED.

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

**There shall be no further notifications from the City prior to these corrective actions being taken.**

Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

DANIEL M. GOMEZ

Code Enforcement Officer, Building Services Department (269) 637-0763

08/11/2014

HOUSEHOLD FINANCE CORPORATION 111  
636 GRAND REGENCY BLVD  
BRANDON, FL 33510

Regarding: Notification of Code Infraction

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The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. The quality of life within all of our neighborhoods depends on the cooperation of every property owner. Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 312 EDGELL ST,SOUTH HAVEN

Tax Parcel Number: 80-53-146-006-01

**Code Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)  
BROKEN FRONT WINDOW GLASS, BACK YARD PORCH LOOSE BOARDS AND MISSING STEPS.

SCREEN ROOM BUILDING SHOULD BE DEMOLISH OR REPAIRED.

OVERGROWN BUSHES AND WEEDS NEED TRIMMING.

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee.

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DANIEL M. GOMEZ

Code Enforcement Officer, Building Services Department (269) 637-0763

HOUSEHOLD FINANCE CORPORATION 111  
636 GRAND REGENCY BLVD  
BRANDON, FL 33510

09/10/2014

**Notification of Code Infraction**

Dear Property Owner;

Please be aware that a Code Infraction has been observed at your property identified below as the subject property. The specific Code Infraction is listed below and you, as the property owner of record, are the legally responsible party for correcting the infraction. **Said infraction needs to be corrected immediately.**

**Subject Property:** 312 EDGELL ST, SOUTH HAVEN  
Tax Parcel Number: 80-53-146-006-01

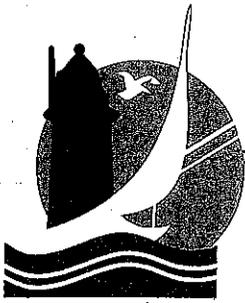
**Code Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES OR BE DEMOLISHED. (ORD. 570)

SCREEN ROOM BUILDING SHOULD BE DEMOLISH OR REPAIRED.  
OVERGROWN BUSHES AND WEEDS NEED TRIMMING, SIDE AND BACK YARD.  
YOUR LAWN SERVICE DOES NOT PICK UP DEBRIS (PAPERS, BOTTLES) THEY JUST MOW OVER THEM AND NOW YOU HAVE BROKEN GLASS AND PIECES OF PAPER ON THE LAWN.  
SEVEN (7) PHOTOS ENCLOSED.

Subsequently, you are required to contact the code enforcement official at the number below no later than ten (10) calendar days from the date of this letter. Should there be no substantive response from you by that time, the City shall move forward with enforcement proceedings which may include the issuance of a "Civil Infraction Notice of Violation" involving a \$50.00 per day fine, and all costs associated with the City having to hire appropriate services to correct said infraction as well as a \$50.00 administrative fee. **There shall be no further notifications from the City prior to these corrective actions being taken.** Therefore, it is incumbent upon you to correct the infraction and contact the code enforcement official within the ten (10) calendar days to avoid any fines.

We thank you in advance for your cooperation in correcting this infraction.

Respectfully,  
DANIEL M. GOMEZ  
Code Enforcement Officer, Building Services Department (269) 637-0763



# City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090  
Telephone (269) 637-0700 • FAX (269) 637-5319

06/10/2016

WOOTEN DENNIS & DORIS  
312 EDGELL ST  
SOUTH HAVEN, MI 49090

Regarding: DANGEROUS BUILDING HEARING NOTIFICATION

To Whom it may concern;

The City of South Haven's Building Inspector has found that the structure on the Subject Property identified below is dangerous and needs to be corrected as identified under "Infraction" below. You are hereby notified of the hearing date before South Haven's Hearing Officer in the Building Services Department offices. You are instructed to present yourself at said hearing to be given your opportunity to show cause why the Hearing Officer should not order the structure demolished, or otherwise made safe and maintained properly. **There shall be no further notifications from the City prior to the hearing date.**

**Subject Property:** 312 EDGELL ST  
Tax Parcel Number: 80-53-146-007-00

**Infraction:** STRUCTURE ON PROPERTY HAS NOT BEEN MAINTAINED PROPERLY AND MUST BE REPAIRED / BROUGHT BACK INTO COMPLIANCE WITH ALL CURRENT MICHIGAN BUILDING CODES. (ORD. 570) OBSERVED DEFICIENCIES TO OUSIDE DECK, CHIMNEY, ENTIRE ROOF ASSEMBLY, AND DETACHED GARAGE.

**Recommendation:** Demolition of detached garage. Full reconstruction of deficient assemblies on house, including review of electrical, mechanical, and HVAC systems. OR complete demolition if no plan (and funding) for reconstruction is submitted at time of hearing.

**Hearing Date:** June 22, 2016 at 3:30 pm City conference room A.

The City of South Haven asks that you please be aware of the condition of your property at all times, and that you make proper arrangements for the maintenance of it. Therefore, it is incumbent upon you to correct the infraction and contact the building official to avoid any fines. The quality of life within all of our neighborhoods depends on the cooperation of every property owner, whether residential or commercial. We thank you in advance for your cooperation in correcting this infraction.

Respectfully,

*RR - mailed out 6-10-16*

Ross Rogien - Building Official  
EM - [rogien@south-haven.com](mailto:rogien@south-haven.com)

Building Services Department (269) 637-0763

# **DEMOLITION NOTICE**

Building Address: 312 Edgell St., South Haven, MI I.D. 80-53-530-002-00

**THIS STRUCTURE HAS BEEN DETERMINED AS A DANGEROUS BUILDING UNDER DEFINITION OF SOUTH HAVEN CITY CODE AND MICHIGAN BUILDING CODE 2012. Any entry into this building is prohibited. This structure shall be substantially repaired/rebuilt with all work completed on or before July 29, 2016: work shall include East side deck, entire roof assembly, and chimney, or the home shall be demolished with all debris removed from site. There will be formal hearing and review of this structure on Wednesday June 22, 2016 at 3 pm in the city hall conference chambers, at which time the owner shall show due cause as to why this order should be rescinded, or demonstrate a proposed course of action towards completion of the order.**

**Posted by:** RP Building Official

**Posting Date:** 6-6-2016

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

COVERT #1049045

**OFFICIAL USE**

Certified Mail Fee	\$3.30	0189
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
<b>Total Postage and Fees</b>	<b>\$6.47</b>	

Postmark Here

06/10/2016

Sent To \_\_\_\_\_  
 Street and Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1660 0000 4920 3620



# City of South Haven

539 Phoenix Street • South Haven, Michigan 49090-1499

**CERTIFIED MAIL**



7015 1660 0000 4520 3620

1000

49090

U.S. POSTAGE  
 SOUTH HAVEN, MI  
 JUN 10 2016  
 AMOUNT  
**\$6.47**  
 R2305K136168-04

1st NOTICE \_\_\_\_\_  
 2nd NOTICE \_\_\_\_\_  
 RETURNED \_\_\_\_\_

*VAC*

WOOTEN DENNIS & DORIS  
 312 EDGELL ST  
 SOUTH HAVEN, MI 49090

1st NOTICE \_\_\_\_\_  
 2nd NOTICE \_\_\_\_\_  
 RETURNED \_\_\_\_\_

*Closed  
 Mailing*

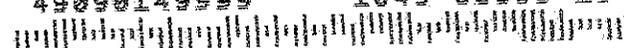
NIXIE 482 DE 1

RETURN TO SENDER  
 VACANT  
 UNABLE TO FORWARD

0006/16/16

BC: 49090149099 \*1049-08099-10-43

490901499



## Hearing Officer

### Minutes

Wednesday, June 22, 2016  
3:00 PM, Conference Room A  
City Hall, 539 Phoenix Street



Present at hearing: Ross Rogien, Building Official; Butch Kelly, Hearing Officer; Linda Anderson, Building and Zoning Administrator and property owners.

#### 416 Humphrey

Alan Smith, 416 Humphrey. When questioned if that is the address where he resides, the appellant said he plans to move back in there; that he hasn't been living there since September; he had knee surgery so hadn't been able to get back in there. Smith said he knows the house needs work; he had tried to do some repairs before he injured his knee. He came up to pay the electric bill, which should have been about \$200 and there was a bill for over \$600 and he hadn't been in there.

Smith stated that he sees that they have towed his brother's Jeep; stated he needs to know where that is. He is going to have to start working on the house; repairing the roof and gutting the house so he can live there. Smith commented that he works six (6) days a week to which Rogien asked whether he is going to have a contractor do the work, that doesn't leave much time to work on a house. Smith said he and some friends will do the tear off, he has that scheduled, now that the car is gone he can get a dumpster on the site. Smith stated he has some people lined up that can work there when he is at work.

In response to a question from Kelly, Anderson said the last tax bill paid was in 2015 and they are \$570 in arrears. Smith stated he could pay that today and said he has a utility bill that he needs to get adjusted first.

Smith claimed that he knows who is behind this, that the neighbor has been trying to buy his house; that the neighbors want his property.

Kelly asked what work Smith feels needs to be done. Smith said there is some mold in the basement that needs to be cleaned up; that he is going to get rid of the furniture and gut the house and redo the house. Explained that there is a refrigerator in there that leaked, the ice maker leaked, and he is going to have to take care of that. Stated he is living with his daughter until he can get things going at the house.

Kelly asked when the work will be completed. Smith claimed he will start next week with tearing off the shingles because there are three layers of shingles. He thinks it will take about a month to do the repairs needed.

Anderson noted that we have to have a schedule with the building permit taken out by a certain date, a certain amount of work done by a certain date or the case will go to the Construction Board of Appeals. Anderson explained that the Construction Board of Appeals (CBA) does not give extensions. Work has to be done by the time stated or the CBA will order demolition. The city is not looking at this as a long term project.

Further discussion about the taxes being in arrears prompted Smith to say he could pay the taxes today. Anderson said that is not really what we are here for today; the city is interested in getting the house brought up to code or demolished.

Kelly asked Smith if he is ready to pull a permit. Smith said he can pull the permit today. Anderson suggested Smith go there with Ross and look it over and see what repairs need to be done. Kelly suggested that he look it over with Ross and decide whether he wants to put that kind of money into the house.

Smith responded that the house is sound, the back addition is bad, but the house is sound. Smith noted that the roof has to come off, that there has been nothing done since he bought it. Smith stated he wants to give it to his daughter. Smith also explained there is blown insulation in the attic and it is all dry.

Kelly told Smith that he needs to get with Ross on June 29 and do a walk through. Permits shall be taken out that same day. Smith stated he will be in town because he always golfs at Hawkshead on Wednesdays.

Anderson reminded that if you miss the June 29 date you forfeit the whole thing. Then you have to have a deadline for completion. Kelly asked how long he needs to get it finished, 30 days. Smith said he could not get it done in 30 days, but could do 60 days. Kelly said that would be 60 days from the date of your permit. Rogien suggested August 31 as a deadline for final completion.

Anderson noted there needs to be progress made or we will get the Board of Appeals in here.

It was asked if the minutes should be sent to the Hubbard Street address, but Smith's daughter said to send minutes to 201 North Sage Street, Apt. 205, Kalamazoo, MI 49007.

### **312 Edgell**

Anderson said to Alexander "we first have to establish whether you are the legal owner of this house". Alexander stated she is in the process of buying it to which Anderson

responded, "You aren't the owner." Rogien noted, "We really shouldn't be talking to you. Due to confusion over who the owner is, we will be noticing it again and sending a certified letter to the bank."

Kelly asked about the taxes. Anderson said 2014 and 2015 taxes are due so the taxes are in arrears \$5,000. Alexander said that is supposed to be in the purchase agreement but she is not investing any more until she has ownership established.

Kelly asked if there were utilities on in the house. Alexander noted that there are no utilities on at the time.

Anderson said we cannot tell what the house looks like inside, but we have deadlines. "What we do is, if you were the person who owned it, we would give you "X" number of days to get your permit, then maybe 30 to 60 days to get the work done. If the work is not done or you miss any of the deadlines the CBA will order demolition."

Alexander said she would not mind building a little wooden stoop on the house but she is not going in and doing work until she has a clear title. Anderson said you would have to have the work done very quickly even if you establish clear title. Rogien asked if she had had direct contact with the bank, Household Finance, to which Alexander responded that Household Finance is defunct and Chase bought them out. Anderson stated that it doesn't matter, if no one shows up that owns the house, the city moves on with demolition. Alexander said she will push on the bank and get things moving.

Kelly stated that he cannot make a determination because Alexander doesn't own it. Anderson said "That's correct and it doesn't matter. Household Finance is the owner of record and we have noticed them as of today." Anderson also noted that if nobody shows up at the next hearing, the city will go ahead with demolition. In response to a question, Rogien stated the deadline for the bank is July 15. Anderson said if Chase is the owner, they need to get in touch with us; until you (Alexander) actually own it we cannot negotiate with you.

Alexander left stating that she would be getting in touch with the bank.

Anderson said Alexander registered this house as a rental, but it sounds like she hasn't even been in it. In our rental ordinance it says the building inspector and the fire marshal can go in and inspect at any time. Maybe this would be a good time to get inside the house if the bank allows it.

### **310 Edgell.**

There was no one present for this case. Kelly ordered demolition in 21 days, or July 13.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

HOUSEHOLD FINANCE CORPORATION  
 636 GRAND REGENCY BLVD  
 BRANDON, FL 33510



9590 9403 0554 5173 7296 52

**2. Article Number (Transfer from service label)**

7015 1660 0000 4520 3590

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X *[Signature]*  Agent  Addressee

**B. Received by (Printed Name)**

*Brian Powell*

**C. Date of Delivery**

*6/27/16*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery over \$500
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent to: Household Finance Corp  
 636 Grand Regency Blvd  
 Brandon, FL 33510

Postage: \$0.47  
 Total Postage and Fees: \$5.47

Certified Mail Fee: \$3.20

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at www.usps.com®

BRANDON, FL 33510

Postmark: JUN 22 2016 SOUTH HAVEN, MI

7015 1660 0000 4520 3590

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## Minutes of Hearing Officer

**Friday, July 15, 2016  
3:00 p.m., Conference Room A**



**City of South Haven**

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### **312 Edgell Street**

Present: Butch Kelly, Hearing Officer  
Ross Rogien, Building Official  
Linda Anderson, City Building Department

Butch Kelly stated the owner of record did not appear today. As hearing officer, having visited the site, the determination is to demolish the building as prescribed by law.

Anderson said we need to give the owners 21 days to demolish which brings us to August 5, 2016. A few days after that we will convene the Construction Board of Appeals; if they uphold the demolition order it will go out for bid.

Respectfully submitted,

Marsha Ransom  
Recording Secretary



# City of South Haven

## Building Services Department

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1573  
Telephone (269) 637-0789 • Fax (269) 637-5319

### DANGEROUS BUILDING ORDINANCE HEARING OFFICER DECISION & ORDER

Hearing Date: July 15, 2016 Subject Property: 312 Edgell

Owner or Owner's Representative Present: NO Show

Owner / Representative Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**FINDINGS - The Owner / Representative agrees (yes) or disagrees (no) to the following:** YES NO

That he/she received notice of the hearing .....  YES  NO

That he/she understands the purpose of this hearing .....  YES  NO

That the subject property is in violation of one or more City Codes .....  YES  NO

That the subject property does not have an operable kitchen .....  YES  NO

That the subject property does not have an operable bathroom .....  YES  NO

That the subject property does not have a fully functioning electrical system .....  YES  NO

That the subject property does not have a fully functioning mechanical system .....  YES  NO

That dangerous conditions exist on the subject property .....  YES  NO

**Decision & Order:** The below signed Hearing Officer does hereby order the owner of the subject property...

To repair the subject property so that it meets the current Michigan Building Code.

To demolish the subject property pursuant to the City's Demolition Specifications.

To \_\_\_\_\_

This order is to be completed by the date stated below or the City shall subsequently forward this case to the Construction Board of Appeals with an order for demolition of the subject property.

By: Butch Kelley  
Butch Kelley, City of South Haven Hearing Officer

Above Order to be completed by: 8-5-16  
Date

Domestic Return Receipt

Page 16 of 26  
7015 1650 0000 4520 3514

2. Article Number (Transfer from service label)

9590 9403 0554 5173 7297 06



HOUSEHOLD FINANCE CORP  
636 GRAND REGENCY BLVD  
BRANDON FL 33510

1. Article Addressed to:

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

SENDER: COMPLETE THIS SECTION

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3. Service Type

Priority Mail Express®

Registered Mail™

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Insured Mail (over \$500)

Restricted Delivery

8. Service Type

Priority Mail Express®

Registered Mail™

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Insured Mail (over \$500)

Restricted Delivery

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:

B. Received by (Printed Name) R. B. ...

C. Date of Delivery 7-25-16

A. Signature [Signature]

Agent

Addressee

COMPLETE THIS SECTION ON DELIVERY

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**OFFICIAL USE**

7015 1650 0000 4520 3514

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

Sent To

Street and

City, State

HOUSEHOLD FINANCE CORP  
636 GRAND REGENCY BLVD  
BRANDON FL 33510

PS Form

18

490998/2016

# CODE COMPLIANCE CHECK LIST

pp 1 of 3

**THE FOLLOWING ITEMS ARE TO BE ADDRESSED  
RELATIVE TO MEETING THE MINIMUM  
REQUIREMENTS OF THE CITY CODE AND MICHIGAN  
RESIDENTIAL BUILDING CODE.**

Submitted By: John Brush Date: July 20<sup>th</sup>, 2016

Phone No.- (269) 227-3469

Project Address: 312 Edgell, Street

- |  |                       |
|--|-----------------------|
| 1. General Conditions-project management, dumpsters,<br>Chemical toilets, public protection. | <u>\$ 2,000.00</u>    |
| 2. Foundation Rep/Replacement  | <u>\$ 5,000.00?</u>   |
| 3. Exterior Decks/Porches  | <u>\$ 5,000.00</u>    |
| 4. Exterior Wall-Siding/Framing  | <u>\$ 9,400.00</u>    |
| 5. Eaves/Boxed Enclosures  | <u>\$ 2,000.00</u>    |
| 6. Roof Structure – Total Roof replacement   | <u>\$7,500.00</u>     |
| 7. Windows-Repair/Replacement- 20 units  | <u>\$ 9,000.00</u>    |
| 8. Ext. Doors-Repair/Replacement- 2 units  | <u>\$900.00</u>       |
| 9. Interior Walls & Ceilings- _____  | <u>\$ 25,000.00 ?</u> |
| 10. Floor Structure(s) _____   | <u>\$ 15,500.00?</u>  |

<b>Repair Check List-continued . . .</b>	<b>2 of 2</b>
<b>11. Electrical Service-</b>	<b><u>\$1,800.00</u></b>
<b>Electrical wiring system</b>	<b><u>\$3,500.00</u></b>
<b>12. Plumbing – Waste &amp; Supply system</b>	<b><u>\$5,000.00</u></b>
<b>- Fixtures</b>	<b><u>\$2,500.00</u></b>
<b>- Wall Finishes (Tubs/Showers)</b>	<b><u>\$2,500.00</u></b>
<b>13. HVAC-Service line</b>	<b><u>\$8,500.00</u></b>
<b>-Heat and/or AC equip. Rep/New</b>	<b><u>\$3,500.00</u></b>
<b>14. Accessory Structures-Tear Down</b>	<b><u>\$2,500.00</u></b>
<b>15. Public Hazards-Conc. Slabs, Landscaping,     Structures, Etc.</b>	<b><u>\$0.00</u></b>

**Total Associated Costs –\$111,100.00?**

**Summary Statement: In my opinion this house and garage should both be torn down. The house floors and roof are sagging badly which points to several structural failures: beams, floor joists, ceiling joists, rafters and sheathing. I didn't enter the house because it looked unsafe. The pictures were taken through a couple of broken out windows which also allows access to people making this in my opinion an unsafe building. The garage is definitely unsafe and looks like it could fall down at any time.**

Signed: 

**Company Name and Address: John Brush Builders, Inc.  
6578 111<sup>th</sup> Ave.  
Fennville, MI 49408**

**CITY OF SOUTH HAVEN**

**312 Edgell**  
**COMPARISON SHEET**

**OF**  
**STATE EQUALIZED VALUE OF BUILDING OR STRUCTURE**  
**TO ITS**  
**ESTIMATED COST OF REPAIR**

PURSUANT TO SECTION 10-227 OF THE DANGEROUS BUILDINGS AND STRUCTURES ORDINANCE

The following calculation is presented to accurately compare the values as called for by the above referenced ordinance. The State Equalized Value (SEV) includes both the building or structure value along with the land value, and it is published by the Assessor's Office. This same source also publishes the Land Value alone. However the Land Value represents the anticipated value of the land if it were sold on the open market, while the SEV represents approximately half of what the property (with building or structure) would sell for on the open market. Therefore, the Land Value must be divided by two and subtracted from the SEV to accurately obtain the value that represents the SEV of the building or structure on the property. The ordinance then calls for the comparison of the estimated cost of repair to the SEV of the building or structure. If the repair estimate exceeds the SEV of the building or structure (which is approximately half the open market sales value), then the condition exists for "a rebuttable presumption that the building or structure requires immediate demolition".

PLEASE NOTE: This comparison does not prevent an order of demolition if the estimated cost of repair is less than the SEV, but rather allows the Construction Board of Appeals to order compliance with the order within 21 days instead of the 60 days prescribed by the ordinance.

A. State Equalized Value of subject property ...	80-53-146-006-01	55,300	2016
B. Assessor's Land Value .....		35,000	
C. Land Value divided by two .....		17,500	
D. SEV of building or structure (Property SEV minus half of Land Value) .....		37,800	
E. Estimated Cost of building or structure repair .....		\$ 111,100. <sup>00</sup>	

If the value on line 'E' above exceeds the value on line 'D' above, then "a rebuttable presumption that the building or structure requires immediate demolition exists".

\_\_\_\_\_ The Construction Board of Appeals may order the demolition with a 21 day time limit.

\_\_\_\_\_ The Construction Board of Appeals may not order the demolition with less than a 60 day time limit.

Prepared by: John Bush Date: \_\_\_\_\_  
Connie Phillips



Floor sloping drastically from all directions to the center of the house. This indicates structural failure!



Soffit loose in several places  
Windows Bad



Roof is sagging in the center  
Outside wall is sagging badly  
Windows are shot



Garage is open to public and falling down. This is dangerous and should be torn down







#3