

MEETING MINUTES 6801 W. SHERRI JEAN LANE

**CITY OF GLENDALE
BUILDING SAFETY DEPARTMENT**

**CONFERENCE ROOM B3
5850 WEST GLENDALE AVENUE
GLENDALE, AZ 85301**

**THURSDAY, MAY 21, 2015
1:30 PM**

Hearing Officer Harold Merkow called the meeting to order approximately 1:50 pm.

CITY STAFF PRESENT: Mark Ptashkin, Senior Building Inspector

No appearance by the property owner.

ABATEMENT HEARING

Mr. Mark Ptashkin was sworn in to testify. This subject property is located at 6801 W. Sherri Jean Lane Glendale Arizona. The Maricopa County Assessor's parcel is 200-52-476. The main structure which is a manufactured home is approximately 1680 square feet it also has a guest house or quarters that is approximately 768 square feet in size and a storage building that is situated on a 8,359 square foot lot. The City of Glendale Police Department originally contacted Building Safety on March 5, 2013 regarding this property due to the possible unsafe conditions and use. The home had been abandoned but frequented by teenagers who had been utilizing controlled substances. Upon visiting the site it was apparent that the property had fallen into disrepair and was being vandalized. Copper wiring and plumbing were being stripped from the structures and there was no power or water to the home. Due to the conditions the Building Safety Division posted the property as unsafe to occupy. We did attempt to notify the owner of the property however it appears that the owner had passed away. The City has been unable to identify any person or persons who have ownership rights to the home. On July 1st 2014 Building Safety was contacted by a neighbor who indicated that somebody was living in the home. Upon visiting the site we found a vehicle with personal belongings in plain view with a bed in the back of the vehicle. The structure was not secured. We could not however make contact with anyone at the property. On August 18th 2014 Glendale Police made contact with a Mrs. Samantha Richardson at this address. Mrs. Richardson claimed to be the granddaughter of the owner and was living in the structure. It was noted at this time the building had no running water and no electrical service. Ms. Richardson was informed by Glendale Police that she could not reside in the home until it was approved by Building Safety. The last week in August and I apologize that now at this point the date is not clear the Building Safety Department met with Glendale Police at this address again.

Upon arriving we found the home to be occupied by Ms. Richardson. We again informed her that she could not legally stay at the home because it was unsafe to occupy you could not use the structure until all the repairs were made and it was proven to be safe. On September 29, 2014 the Glendale PD again contacted Building Safety about this property stated that it was occupied again. Ms. Richardson again was found to be occupying the structure. She was ordered to leave the building until all repairs had been made. On March 9, 2015 a status check found the buildings were not secured and it appeared that people were using the building. No individuals were present. On April 6, 2015 a status check found the building was not secured again. It appeared that people were accessing the building and staying at the property from time to time. Additional damage was also noted to the structures. Building Safety Division posted the building as unsafe to occupy as it constituted an imminent hazard as detailed in International Building Code section 116.1. The building is still be accessed despite the notices notifying individuals that it is illegal to enter use or occupy the buildings. As a result the buildings have become an attractive nuisance as defined by International Building Code section 116.13 and a public nuisance as defined by IBC section 116.3.17. At this point the City requests that we be given permission to demolish the structures forthwith, further the City requests that any and all costs associated with the demolition and the hearing process be charged to the property owner as a lien against the real property as provided by International Building Code section 116.5.2.4.4.

Mr. Merkow stated that he would note that notice of this hearing was published in the newspaper of general circulation as well as an attempt made to deliver the notice of hearing to the property owner of record. Correct it was published on May 2nd and May 14th 2015 and we also posted notice on site.

The hearing was concluded at approximately 1:55 pm.

Sherry Crapser, Recording Secretary