

MEETING MINUTES 6916 W WANDA LYNN LN

CITY OF GLENDALE
BUILDING SAFETY DEPARTMENT

CONFERENCE ROOM B3
5850 WEST GLENDALE AVENUE
GLENDALE, AZ 85301

MONDAY, DECEMBER 12, 2016
11:00 AM

Hearing Officer Harold Merkow called the meeting to order at approximately 11:40 a.m.

CITY STAFF PRESENT: Mark Ptashkin, Senior Building Inspector

Hearing officer Merkow stated the purpose of this meeting is that this property is an imminent hazard. There is no appearance by the respondents.

IMMINENT HAZARD HEARING

Mark Ptashkin on behalf of The City of Glendale stated the subject property is located at 6916 W. Wanda Lynn Lane in Glendale, and has a Maricopa County Assessor's parcel number of 200-52-328.

The property consists of a mobile home with multiple room additions and covered patios. The Maricopa County Assessor's office shows that the age of the structure and additions between 43 and 45 years old.

On March 16, 2016 the Building Safety Division was contacted by the City of Glendale's Code Enforcement Division to investigate the structure located at 6916 W. Wanda Lynn. The subject property, which is a mobile home, had been abandoned and was the subject of extreme vandalism. The exterior walls of the structure were being stripped and a number of the window and window frames were missing. Additionally the interior of the building had been vandalized with a significant amount of wall finishes missing and damage to the electrical and plumbing systems.

On November 15, 2016 the Building Safety Division visited the property to post a notice of the upcoming public hearing. The structure continues to be the subject of vandalism. The building was open and unsecured. Approximately 25% of the exterior of the building had been removed. Few, if any, interior walls remained. The interior of the structure was full of rubbish. Sections of the building were in such a condition that structural failure was imminent. The exterior and interior finishes, siding and structure had reached a point that they posed an imminent hazard to the adjacent property owners due to the potential of wind damage. Finally the structure was occupied by a transient whom was later arrested for trespassing.

Due to the imminently unsafe conditions at the property the structure has been declared a nuisance by the Building Safety Division. The structure has also been demonstrated to be an attractive nuisance as well as an imminent danger to the adjacent property owners and the public. As a result of these conditions, the City respectfully requests for permission to immediately demolish the structure. Further, the City requests that all costs associated with this hearing, as well as with the demolition process, be assessed as a lien against the real property.

Betty Hunt-Gill stated that she has lived in the house that is two houses away from this house for ten years. The property has declined dramatically over the last six. I think that there has not been a five month period where we hadn't called Building and Code in the last five years to complain about some artifact of it. We have had multiple calls to the police because of the last group of people that lived there. It's just been an extremely uncomfortable place to have around. We do know that over the last summer there's been a lot of drugs and stuff in there. The homeless guy has using the bathroom facilities. We've called the police multiple times. I do believe the gentleman probably has some mental health issues and substance abuse issues but it is really kind of scary sometimes. He's built fires we've had the fire department out there. It's just and the house is absolutely totally you couldn't rehab that building if you tried and there's so much trash in the back yard you can't even get into it. There's even an old vehicle in the back yard. Please, please, please let The City tear it down. It is an absolute if you were trying to sell property somebody would look at that and say no way. It's awful. I know it's not the same thing that you just went through with this other kind lady. I'm a social worker retired I understand but we have been going through many of the same things with that house when there were people living there. They didn't have electricity and water the last year that they lived in it and it's been empty for two years. Please do something. It's awful.

The hearing was concluded and Hearing Officer Harold Merkow will have his decision shortly.

Sherry Crapser, Recording Secretary