

SPECIAL MASTER HEARING
City Commission Meeting Room
Special Master Richard Conner, Presiding
January 15, 2004
9:00 A.M. – 1:30 P.M.

Staff Present:

Assistant City Attorney
Eve Bazer, Administrative Assistant II
Jennifer Chenault, Secretary
Leonard Ackley, Community Inspections Officer
Lin Bradley, Community Code Supervisor
Peggy Burks, Community Inspections Officer
Andre Cross, Community Inspections Officer
Mike Donovan, Community Inspections Officer
John Gossman, Community Inspections Officer
Robert Guilford, Community Inspections Officer
Deborah Haskins, Community Inspections Officer
John Hudak, Community Inspections Officer
Lee Kaplan, Community Inspections Officer
Gilbert Lopez, Community Inspections Officer
Mike Maloney, Community Inspections Officer
Dan Mullarkey, Community Inspections Officer
Maurice Murray, Community Code Supervisor
Todd Nobles, Community Inspections Officer
Cheryl Pingitore, Community Inspections Officer
Frank Stockinger, Community Inspections Officer

Also Present:

Sandra Rice, CE03070685
Jimmie Staten, CE03101870
Peter Rochat, CE03110169
Jose Martinez, CE03080216
Eileen Helfer, CE03121852
Dorothy McEvoy, CE03121852
Stern Bramson, CE03121852
Sydney Brown, CE03110090
Forrest Corneal, CE03120110
Jeanette Bien-Aime, CE03062038
*Gloria Pressley, CE03070471
*Fred Pressley, CE03070471
*Leroy McNair, CE03041040
Olduine Mombrun, CE03080772

Vivian Landis, CE03110360
*Eric Johnson, CE03051596
David Ginsburg, CE03110300
*William Pinkney, CE03092375
Enise Desmenges, CE03080772
Gregory Cadigan, CE03120452
James Kautz, CE03102430
Fred Taylor, CE03120852
Carolee Schweitzer, CE00110629
Robert Caspanello, CE03081424
Sandeep Patel, CE03121608
*Daniel Carusi, CE03070406

*Massey hearings

NOTE: All individuals who presented information to the Special Master during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 9:00 A.M. Mr. Conner introduced himself and explained his role in ensuring adherence with the City's codes. He also pointed out that the proceedings were being recorded.

Massey Hearings

Reference CE03070406

Daniel & Dianne Carusi et al.
1212 Northwest 5th Avenue

Ms. Bazer announced that this case was originally heard on November 6, 2003 with compliance ordered by December 6, 2003 and January 6, 2004. Fines had accrued in the amount of \$1,700.00.

Ms. Deborah Haskins, Community Inspections Officer, noted that two of the violations were complied by the ordered compliance date. She presented photographs of the property taken on two occasions that were accepted into evidence as petitioner's exhibit 1 and 2 respectively. She noted that the owner had called her to reinspect twice because he thought the property was complied when it was, in fact, not complied.

Mr. Daniel Carusi, respondent, stated that he knew the property was not fully complied yet, but noted that the improvement was drastic. He presented his own photographs taken on two occasions that were accepted into evidence as respondent's 1 and 2 respectively.

Mr. Conner signed the order to impose the fine.

Reference CE03081424

Robert & Susan Caspenello
3644 Southwest 22nd Street

Ms. Bazer announced that this case was originally heard on October 16, 2003 with compliance ordered by October 30, 2003. The property was now complied and fines had accrued in the amount of \$2,250.00.

Mr. Gilbert Lopez, Community Inspections Officer, explained the violations and fines to Mr. Conner.

Mr. Robert Caspenello, owner, stated that he had not received proper notice for the violation. The City Attorney stated that certified mail sent to 3644 Southwest 22nd Street had been returned unclaimed three times; the Massey hearing notice was sent to the same address and was received by Mr. Caspenello. Mr. Conner advised Mr. Caspenello to contact staff regarding fine mitigation.

Mr. Conner signed the order to impose the fine.

End of Massey Hearing cases

Reference CE03120452

Gregory & Stephanie Cadigan
5411 Northeast 18th Avenue

Sec. 24-27(b): Garbage carts left in right-of-way

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the garbage carts were continually left at the curb after service. He presented photographs of the property that were accepted into evidence as City exhibit 1 and related a history of 5 cases pertaining to the trash carts at the property. Mr. Stockinger recommended 7 days to comply or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$25.00 per day would be imposed.

Reference CE03110169

Denny's Realty Inc.
1555 North Federal Highway

Sec. 9-306: Peeling paint/stained surfaces;
Sec. 9-280(g): Exposed electrical components;
Sec. 9-280(b): Structure or Fixtures in disrepair

Ms. Bazer announced that certified mail addressed to the registered agent and to Denny's Realty had both been accepted on January 5, 2004 and certified mail addressed to an officer of the company had been accepted on January 6, 2004.

Mr. Leonard Ackley, Community Inspections Officer, testified that the fascia and soffits were rotted and in need of paint; there were dangling electrical wires on the property and the ceiling in the men's toilet was damaged and not insect proof. He presented photographs of the property that were accepted into evidence as City composite exhibit 1. Mr. Ackley recommended 7 days to comply Section 9-280(g) and 14 days to comply Sections 9-306 and 9-280(b) or a fine of \$100.00 per day per violation.

Mr. Peter Rochat, Denny's Director of Operations, stated that an agreement had been made with Mr. Ackley that the fine would be postponed if he presented proof that the violations would be corrected. He presented an affidavit stating that repairs would be completed by January 31, 2004.

Mr. Conner found in favor of the City and ordered compliance with Section 9-280(g) within 7 days and with Sections 9-306 and 9-280(b) within 14 days or a fine of \$100.00 per day, per violation would be imposed.

Reference CE03121852

Fred & Greta Taylor
7 North Birch Road

Sec. 47-34.1 A.1: Permitted uses: business
operating in a residential zone

Ms. Bazer announced that certified mail had been accepted (no date on card) and personal service had been made by Inspector Guilford on January 6, 2004.

Mr. Stern Bramson, representative of the owners, presented a motion of continuance and noted that he had only been made aware of the case yesterday. He asked that he be allowed time to gather information on the case.

The City Attorney noted that this case was begun in August 2003 and the City was asking for an order.

Mr. Robert Guilford, Community Inspections Officer, testified that this was a zoning issue. This was a continuous, repetitive non-permitted commercial use of residential property. The business being conducted was glass-bottomed boat tours picking up and dropping off passengers on Birch Road. This was a prohibited use. Mr. Bramson stated that his client did not deny that this activity was taking place, but his client insisted that he had a right to perform this activity.

Mr. Conner continued the case until February 19, 2004.

Reference CE03110306

Vivian Landis
1016 Northeast 9th Avenue

Sec. 9-281(b): Rubbish and trash on property;
Sec. 9-306: Peeling paint/stained surfaces;
Sec. 9-308 (a): Roof shingles in disrepair;
Sec. 9-308 (b): Roof in disrepair

Ms. Bazer announced that certified mail addressed to the owner had been accepted on December 27, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that there was trash and rubbish on the property; there was dirt and mildew on the walls; the roof was in disrepair and the roof was dirty. He presented photographs of the property that were accepted into evidence as City composite exhibit 1 and recommended 7 days to comply with Section 9-281(b) and 60 days to comply Sections 9-306, 9-308(a) and 9-308(b) or a fine of \$25.00 per day per violation.

Mrs. Landis's son explained that he would be seeing to roof repair and cleaning up the property; his mother was obtaining a loan to pay for repairs. He presented an estimate for repairs that was accepted into evidence as respondent's exhibit 1 and requested 45 days to comply.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281(b) within 7 days and with Sections 9-306, 9-308(a) and 9-308(b) within 60 days or a fine of \$25.00 per day, per violation would be imposed.

Reference CE03121608

Fairwinds Motel Inc.
2935 North Federal Highway

Sec. 24-27(f): Dumpster lids left open;
Sec. 47-34.1 A.1: Permitted uses: outside storage; Sec. 47-21.8: Landscape maintenance;
Sec. 47-19.4 D.4: Open dumpster enclosure gates

Ms. Bazer announced that certified mail addressed to the registered agent and an officer of the company had both been accepted on December 26, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that the dumpster lids were left open; there was outside storage of wire reels and other items on the property; there were areas of missing ground cover and the dumpster enclosure gates were left open. He presented photographs of the property that were accepted into evidence as City composite exhibit 1 and recommended 7 days to comply Sections 24-27(f), 47-34.1 A.1, and 47-19.4 D.4 and 30 days to comply Section 47-21.8 or a fine of \$50.00 per day per violation.

Mr. Patel, the motel manager, stated that the problems existed long before he took over as manager. He was having his property manager take care of some problems and requested 30 days to comply the ground cover violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 24-27(f), 47-34.1 A.1, and 47-19.4 D.4 within 7 days and with Section 47-21.8 within 30 days or a fine of \$50.00 per day, per violation would be imposed.

Reference CE03080216

Jose & Linda Martinez
1321 Northwest 3rd Avenue

Sec. 47-20.13 A: Driveway in disrepair;
Sec. 47-21.8 A: Missing ground cover;
Sec. 9-281(b): Overgrowth on property

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the gravel drive was not in smooth, well-graded condition and the lawn consisted of bare sand and weeds; Section 9-281(b) was now complied. She presented photographs of the property that were accepted into evidence as City composite exhibit 1 and recommended 60 days to comply Section 47-20.13 A or a fine of \$50.00 per day and 60 days to comply Section 47-21.8 A or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 47-20.13 A within 60 days or a fine of \$50.00 per day would be imposed, and with Section 47-21.8 A within 60 days or a fine of \$25.00 per day would be imposed.

Reference CE03102430

Evangel Church
1045 Northwest 1st Avenue

Sec. 47-20.20 H: Parking area in disrepair;
Sec. 9-306: Peeling paint/stained surfaces;
Sec. 47-21.8 A: Missing ground cover;
Sec. 47-34.4 B.1: Commercial vehicle stored on property;
Sec. 9-281(b): Unlicensed, inoperable vehicle on property

Ms. Bazer announced that certified mail addressed to the registered agent and an officer of the company had both been accepted on December 19, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the parking area was deteriorated and lacked striping and wheel stops; paint was mildew stained; there were areas of bare sand on the property; Sections 47-34.4 B.1 and 9-281(b) were now complied. Ms. Haskins presented photographs of the property that were accepted into evidence as City composite exhibit 1 and recommended 30 days to comply with Sections 9-306 and 47-21.8 A and 60 days to comply with Section 47-20.20 H or a fine of \$25.00 per day.

Mr. James Kautz, the church Pastor, submitted photographs that were accepted into evidence as respondent's exhibit 1 and agreed to comply within the ordered time.

Mr. Conner found in favor of the City and ordered compliance with Sections 9-306 and 47-21.8 A within 30 days and with Section 47-20.20 H within 60 days or a fine of \$25.00 per day, per violation would be imposed.

Reference CE03110090

Sydney Brown
2408 Northwest 19th Street

Sec. 18-27(a): Trash on property; per Special Master ruling on 3/21/02 CE01081700 this is constant and repetitive; Sec. 47-22.9: Signs without permits; Sec. 47-25.3 A.3.d.iv: Required buffer wall; Sec. 47-22.3 X.1: Improper Signage

Ms. Bazer announced that certified mail had been accepted (no date on card).

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was trash scattered on the property; per Special Master order CE01081700 dated 3/21/02 this is constant and repetitive; there was no required buffer wall; Sections 47-22.9 and 47-22.3 X.1 were now complied. She had met with Mr. Brown and explained what needed to be done to comply. Ms. Pingitore presented photographs of the property that were accepted into evidence as City exhibit 1. She recommended that Mr. Brown apply for a variance to correct the buffer wall problem. She recommended 90 - 120 days to resolve this issue.

Mr. Sidney Brown, respondent, explained his business to Mr. Conner and informed him that he had removed most of the trash. This was a continuing problem as passers-by were constantly throwing trash on the property.

Mr. Conner found in favor of the City and ordered compliance with Section 18-27(a) within 3 days and with Section 47-25.3 A.3.d.iv within 120 days or a fine of \$50.00 per day, per violation would be imposed.

Reference CE00110629

Estate of Carol B. Story
717 Southeast 14th Court

Request for Extension of Time

Ms. Bazer announced that this case was originally heard on September 5, 2002 with compliance ordered by November 4, 2002; on November 7, 2002 the date was extended to March 7, 2003. Fines were abated on February 20, 2003 and the date was then extended to November 20, 2003; on December 4, 2003 the date was extended to January 3, 2004. Fines had accrued in the amount of \$1,950.00.

Ms. Carolee Schweitzer, representative for the estate, stated that there was a problem with the sale of the house and requested more time to settle the sale.

The City Attorney stated that the City had no objection to an extension.

Mr. Conner granted a 30-day extension but did not abate the fine.

Reference CE03070685

Sandra Rice
1145 Northeast 5th Terrace

Request for Abatement

Ms. Bazer announced that this case was originally heard on September 4, 2003 with compliance ordered by October 4 and December 3, 2003. The property was now complied and fines had accrued in the amount of \$125.00. The City objected to any abatement of the fine.

Ms. Peggy Burks, Community Inspections Officer, stated that the City was opposed to any abatement of the fine.

Ms. Sandra Rice, respondent, explained that she had not been given proper notice of the violation and had experienced financial difficulties complying.

The City Attorney stated the facts from the order of September 4, 2003. The parking lot violation was corrected on October 10, 2003; the other violation was complied by the ordered date.

Mr. Conner abated the fine.

Reference CE03101870

Jimmie & Dolores Staten
1491 Northwest 20th Street

Request for Abatement

Ms. Bazer announced that this case was originally heard on November 20, 2003 with compliance ordered by November 27, 2003. The property was complied on December 14, 2003 and fines had accrued in the amount of \$1,400.00. The City objected to any abatement of the fine.

Mr. Jimmie Staten, respondent, stated that he was unaware that this was a violation. As soon as he was aware of it, he informed the owner that the car must be moved.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that she had spoken several times to Mr. Staten regarding the car. Mr. Conner felt that \$100.00 per day was "a little steep" for the fine.

The City Attorney stated that the City was opposed to any abatement of the fine.

Mr. Conner abated the fine to \$500.00.

Reference CE03120110

1147 Fourth Avenue LLC
1147 Northeast 4th Avenue

Sec. 15-28: Required occupational license;
Sec. 47-34.1 A.1: Permitted uses: outside
storage; Sec. 18-27(a): Trash on property

Ms. Bazer announced that certified mail addressed to the company had been accepted on December 23, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the business "River of Grass" was operating without the required occupational license; the property was being used for outside storage of lawn furniture and garden items and there were large piles of trash on the property. She recommended 14 days to comply or a fine of \$250.00 per day per violation. She informed Mr. Conner that this case was previously heard on August 21, 2003 for identical violations under a different owner; the property was eventually liened. The new owner was the manager for the former owner and had done nothing to comply the violations. The owner was aware that DRC approval was needed to obtain an occupational license but had not applied for it and had continued to operate the business. A building inspector had visited the property yesterday and discovered that a large gazebo was being built without a permit and was ordered off the property. Ms. Haskins recommended 7 days to comply all the violations or a fine of \$250.00 per day.

Mr. Bruce Corneal, a member of 1147 Fourth Avenue LLC, stated that Ms. Haskins's characterization of what transpired the previous day was incorrect. He objected to her "representations and mischaracterizations." He stated that notice had not been proper; it should not have been delivered to the store but to the registered agent. Mr. Conner felt that since Mr. Corneal had apparently been made aware of this hearing, notice was proper.

The City Attorney stated that the Notice of Violation was sent to the LLC at the proper address; it was also sent to the registered agent and an officer of the company. The only green card that was returned was the one addressed to the company at the company address. Ms. Haskins stated that on December 20 a "weekend Inspector" had made personal service; the person at the property refused to identify himself but received service and stated that he would give it to the owner.

Mr. Corneal objected that neither he nor Ms. Kennedy, the registered agent, he had had time to prepare a defense. Mr. Conner asked Mr. Corneal if he had an occupational license for the business; Mr. Corneal replied that the business had applied for an occupational license in July 2003 but had not received it. Ms. Haskins had spoken to the clerk in the Occupational License Division and obtained Mr. Corneal's application. The clerk had made a note that she spoke to Mr. Corneal on August 7, 2003 and informed him that DRC approval was required to obtain the license. Since then, Mr. Corneal had not contacted the Occupational License Division or the DRC. She also noted that at Mr. Corneal's appearance at the August 21 meeting, he made the same claim that he had just been made aware of the violations. Ms. Haskins presented photographs of the property to Mr.

Conner, along with a copy of a homeowner association notice of the business's address and hours of operation. These were accepted into evidence as City exhibits 2 and 1 respectively.

Mr. Corneal denied that there was any trash on the property on a daily basis. He presented a copy of his application for an occupational license that was accepted into evidence as respondent's exhibit 1. He then submitted a copy of the Development Review Committee report that had been approved for the former owner for an identical use of the property. He insisted that he had been informed by the DRC that if this was approved a building permit issued for the former owner that it was not necessary to reprocess the permit. Mr. Conner stated that this was irrelevant and refused to admit this as evidence.

Mr. Conner found in favor of the City and ordered compliance within 14 days or a fine of \$250.00 per day, per violation would be imposed.

Reference CE03062038

Celien & Jeanette Bien-Aime
1445 Northwest 1st Avenue

Sec. 47-21.8 A: Missing ground cover;
Sec. 9-281(b): Inoperable, unlicensed
vehicle and overgrowth on property

Ms. Bazer announced that personal service had been made by Inspector Thime on January 4, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that areas of the property lacked living ground cover and there was an unlicensed, inoperable white Ford station wagon, a white Toyota station wagon, a beige Honda Civic a gold Honda Accord and overgrowth on the property. Ms. Haskins presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 30 days to comply Section 47-21.8 A and 7 days to comply Section 9-281(b) or a fine of \$50.00 per day per violation. The City Attorney requested that Mr. Conner find the vehicles presented a serious threat to public safety.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281(b) within 7 days and Section 47-21.8 a within 30 days or a fine of \$100.00 per day, per violation would be imposed. He also found that the vehicles constituted a serious threat to public health and safety.

Reference CE03080772

Olduine Mombrun &
Ednise Desmangles
1300 Northeast 2nd Avenue

Sec. 24-27(b): Garbage carts left in right-of-way; Sec. 24-29(a): Garbage accumulated around dumpster due to insufficient service; Sec. 47-20.20 H: Parking area in disrepair; Sec. 47-21.8 A:

Missing ground cover; Sec. 9-280(g): Incorrectly installed A/C units; Sec. 9-280(h)(1): Fence in disrepair; Sec. 9-281(b): Rubbish and trash scattered on property

Ms. Bazer announced that personal service had been made by Inspector Cross on December 20, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the trash carts were stored at roadside on a continuous basis; there was trash in and around the trash carts due to insufficient trash service; the parking area was in disrepair and lacked required striping; the lawn consisted of bare sand and weeds; there were several improperly installed A/C units at the property; the fence was in disrepair with rotted and broken boards and there was trash, rubbish and debris scattered about the property on a continuous basis. Ms. Haskins presented photographs of the property that were accepted into evidence as City composite exhibit 1 and recommended: 7 days to comply with Sections 24-27(b), 24-29(a), 47-20.20 H, 9-280(h)(1) and 9-281(b) and 30 days to comply with Sections 47-21.8 A and 9-280(g) or a fine of \$25.00 per day, per violation.

Ms. Olduine Mombrun, respondent, stated that she had asked the City for another yard waste container but they had not supplied it. Ms. Haskins noted that this container was now filled with garbage so the City would not collect it or supply a new one. Ms. Mombrun stated that tenants had taken one of the garbage carts as well. Ms. Haskins recommended she contact Public Services for another. Mr. Conner advised Ms. Mombrun concerning the other violations.

Mr. Conner found in favor of the City and ordered compliance with Sections 24-27(b), 24-29(a), 47-20.20 H, 9-280(h)(1) and 9-281(b) within 7 days and with Sections 47-21.8 A and 9-280(g) in 30 days or a fine of \$25.00 per day, per violation would be imposed.

Massey Hearings

Reference CE03041040

Leroy McNair
1110 Northwest 11th Street

Ms. Bazer announced that this case was originally heard on November 20, 2003 with compliance ordered by November 27 and December 20, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that this case was originally cited in April 2003; he had subsequently spoken with the owner in June, August and October. Mr. McNair had not attended the hearing and the 2 violations were still not complied. Mr. Cross clarified the fines for Mr. Conner and presented photographs of the property that were accepted into evidence as City exhibit 1.

Mr. Leroy McNair, respondent, explained that he and his wife had both been in the hospital. He was now in the process of painting the house. He felt he could finish painting in 30 days.

Mr. Conner granted an extension to February 17 to comply.

Reference CE03051596

American Commonwealth
Investment Corp.
1530 Northwest 6th Street

Ms. Bazer announced that this case was originally heard on November 6, 2003 with compliance ordered by November 16, 2003. The property was still not complied.

Mr. Len Ackley, Community Inspections Officer, testified that the board up certificate had not been renewed, nor had the property been repaired, rehabilitated or sold.

Mr. Eric Johnson, General Manager of American Commonwealth, stated that they had acquired the property through foreclosure. Three attempts at selling the property had failed. He had been called out of town for the first hearing date. Mr. Conner stated that he felt notice had been made properly.

Mr. Conner signed the order to impose the fine.

Reference CE03070471

F.H. & Gloria Pressley
2000 Northwest 13th Avenue

Ms. Bazer announced that this case was originally heard on October 2, 2003 with compliance ordered by December 3, 2003. The property was now complied and fines had accrued on the amount of \$525.00.

Ms. Gloria Pressley stated that her daughter had been taking care of the house and was supposed to be responsible for repainting. Mr. Conner explained that they were here only to determine if due process had been followed.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that she had personally inspected the property on December 2 and the house had not been painted.

Mr. Conner signed the order to impose the fine.

Reference CE03092375

Charles & Reatha Jenkins
1619 Northwest 12th Court

Ms. Bazer announced that this case was originally heard on November 20, 2003 with compliance ordered by December 4, 2003. The property was still not complied.

Mr. Andre Cross, Community Inspections Officer, testified that he first cited the property on January 26, 2003. He explained fine periods for Mr. Conner.

Mr. William Pinkney informed Mr. Conner that he was in charge of the property and it was now in compliance. Mr. Conner stated that he could not accept his testimony without written proof from the owner that Mr. Pinkney was responsible. Mr. Conner clarified the owner's notice with Ms. Bazer, who informed him that notice had been returned unclaimed 3 times. Mr. Conner stated that this was sufficient.

Mr. Cross requested 7 days to reinspect the property.

Mr. Conner granted a 7-day extension for Mr. Cross to reinspect the property.

End Massey Hearing Cases

Reference CE03041196

Sean Kellier
1804 Northwest 8th Court

Sec. 47-20.13 A: Driveway in disrepair

Ms. Bazer announced that certified mail had been returned unclaimed on December 9, 16, and 24, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that the driveway was not maintained and was bare sand. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 30 days to comply or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day would be imposed.

Reference CE03110448

Betty Kapakos
1549 Southeast 13th Street

Sec. 9-281(b): Inoperable vehicle on property

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Mr. Mike Maloney, Community Inspections Officer, testified that there was an inoperable white Ford van on the property. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 7 days to remove the van or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281.b within 7 days or a fine of \$100.00 per day would be imposed or the vehicle would be towed.

Reference CE03120448

Tarpon Arms Inc
2301 Northwest 9th Court

Sec. 9-281(b): Inoperable, unlicensed
vehicle on property

Ms. Bazer announced that certified mail addressed to the registered agent had been accepted on December 11, 2003 and certified mail addressed to an officer of the company had been returned unclaimed on December 26, 2003.

Mr. Lee Kaplan, Community Inspections Officer, testified that there was an unlicensed, inoperable blue Cadillac on the property. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 7 days to comply or a fine of \$100.00 per day or the car would be towed. He also asked that the order be recorded.

Mr. Conner found in favor of the City and ordered compliance within 7 or a fine of \$100.00 per day would be imposed or the car would be towed. Mr. Conner also agreed to record the order.

Reference CE03091384

Brunei Pierre
1839 Southwest 4th Avenue

Sec. 9-280(b): Roof covered with plastic

Ms. Bazer announced that service was via posting on the property on December 3, 2003 and at City Hall on January 5, 2004.

Mr. Robert Guilford, Community Inspections Officer, testified that the roof was covered with plastic. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 30 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$100.00 per day would be imposed.

Reference CE03110482

Francois Maclellan
1529 Southwest 22nd Street

Sec. 9-281(b): Unlicensed, inoperable
vehicle on property

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Mr. Robert Guilford, Community Inspections Officer, testified that there was an unlicensed, inoperable black 2-door Ford on the property. He presented a photograph of the property that was accepted into evidence as City exhibit 1 and recommended 7 days to comply or a fine of \$100.00 per day or the car would be towed.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed or the car would be towed.

Reference CE03091511

George McKee
1705 Davie Boulevard

Sec. 9-280(d): Deteriorated carport

Ms. Bazer announced that certified mail addressed to the owner had been accepted on December 12, 2003.

Mr. Dan Mullarkey, Community Inspections Officer, testified that the carport was rotting and in general disrepair. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 45 days to comply or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 45 days or a fine of \$25.00 per day would be imposed.

Reference CE03091973

Raymond & Peggy Windsor
921 Southwest 29th Street

Sec. 9-308(a): Roof in disrepair;
Sec. 9-281(b): Unlicensed, inoperable trailer on property;
Sec. 24-27(b): Garbage receptacles left in building line on a regular basis

Ms. Bazer announced that certified mail had been accepted on January 9, 2004 and personal service had been made to Peggy Windsor by Inspector Malik on January 11, 2004.

Mr. Todd Nobles, Community Inspections Officer, testified that the roof was mildewed and dirty; there was an unlicensed, inoperable trailer on the property, and the garbage receptacles were left in front of the building line on a regular basis. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended compliance with Section 9-308(a) within 30 days or a fine of \$25.00 per day; with Section 9-281(b) within 7 days or a fine of \$100.00 per day, and with Section 24-27(b) within 14 days or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance with:

- Section 9-308(a) within 30 days or a fine of \$25.00 per day;
- Section 9-281(b) within 7 days or a fine of \$100.00 per day, and
- Section 24-27(b) within 14 days or a fine of \$25.00 per day.

Reference CE03102642

Rebecca Voss & Justin Grosso
1520 Southwest 27th Court

Sec. 47-34.1 A.1: Permitted uses; outside storage;
Sec. 9-281(b): Trash, overgrowth, and inoperable,
unlicensed boat trailer and silver Pontiac on
property

Ms. Bazer announced that certified mail had been accepted on December 15, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that there was outside storage of furniture, parts, equipment and household items on the property and there was trash, overgrowth, an unlicensed, inoperable boat trailer and silver Pontiac on the property. Mr. Nobles noted that there were now 2 more vehicles on the property: a military truck and a GMC pickup truck. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 30 days to comply with Section 47-34.1 A.1 or a fine of \$25.00 per day and 7 days to comply with Section 9-281(b) or a fine of \$100.00 per day or the vehicles would be towed.

Mr. Conner found in favor of the City and ordered compliance with Section 47-34.1 A.1 within 30 days or a fine of \$25.00 per day would be imposed, and with Section 9-281(b) within 7 days or a fine of \$100.00 per day would be imposed or the vehicle would be towed.

Reference CE03120824

Marvin & Carolyn Wickham
1001 Southwest 32nd Court

Sec. 9-281(b): Inoperable, unlicensed red VW
Bug on property

Ms. Bazer announced that certified mail had been accepted on January 3, 2004.

Mr. Todd Nobles, Community Inspections Officer, testified that there was an unlicensed, inoperable red VW Bug on the property. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 7 days to comply or a fine of \$100.00 per day or the vehicle should be towed.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed or the vehicle would be towed.

Reference CE03120946

Angel Bango & Ana Garcia

Sec. 9-281(b): Inoperable, unlicensed vehicle

1130 Southwest 29th Street on property

Ms. Bazer announced that certified mail had been accepted on January 3, 2004.

Mr. Todd Nobles, Community Inspections Officer, testified that there was an unlicensed, inoperable white Ford van on the property. He presented photographs of the property that were accepted into evidence as City exhibit 1 and recommended 7 days to comply or a fine of \$100.00 per day or the vehicle would be towed.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed or the Vehicle would be towed.

Reference CE03110941

Discount Self Storage Inc.
5640 North Federal Highway

Sec. 18-27(a): Trash on property;
Sec. 24-28(c): Required dumpster enclosure;
Sec. 24-29(a): Garbage accumulated around
dumpster and in enclosure; Sec. 47-20.13 A:
Vehicles parked on lawn/landscaped area;
Sec. 47-20.20 H: Parking area in disrepair;
Sec. 47-21.13 A: Tree stump on property;
Sec. 47-21.7: Irrigation system in disrepair;
Sec. 47-21.8 A: Missing ground cover;
Sec. 47-21.9 B.4: Landscape areas not protected
from vehicle encroachment

Ms. Bazer announced that certified mail addressed to the registered agent had been accepted (no date on card).

Mr. Frank Stockinger, Community Inspections Officer, testified that there was trash scattered about the property including chairs, broken A/C units, plastic milk trays, etc; the dumpster was not kept in an approved location; there was trash scattered in and outside the dumpster enclosure; vehicles were parked on landscaped areas; the parking area was not maintained: wheel stops were broken and loose, striping was faded and there were several potholes; there was at least one tree stump on the property; the irrigation system was in disrepair; the landscaping was not maintained; there were large areas of bare sand, dead or missing trees, etc., and landscaped areas were not protected from vehicles. He presented photographs of the property that were accepted into evidence as City exhibit 1. Mr. Stockinger recommended:

- 7 days to comply with Sections 18-27(a), 24-28(c), 24-29(a), and 47-20.13 A;
- 14 days to comply with Section 47-21.13 A;
- 30 days to comply with Sections 47-20.20 H, 47-21.7, 47-21.8 A, and 47-21.9 B.4 or a fine of \$150.00 per day, per violation.

He also requested that jurisdiction be maintained for 5 years or a fine of \$250.00 per day due to the continuous nature of the violations.

Mr. Conner found in favor of the City and ordered compliance within:

- 7 days with Sections 18-27(a), 24-28(c), 24-29(a), and 47-20.13 A;
- 14 days with Section 47-21.13 A;
- 30 days with Sections 47-20.20 H, 47-21.7, 47-21.8 A, and 47-21.9 B.4, or a fine of \$150.00 per day, per violation would be imposed.

He also agreed to maintain 5 years jurisdiction or a fine of \$250.00 per day for continuous/repetitive violations.

The remaining cases were not recorded

Reference CE03120048

Homerd Corteguera
5520 Northeast 18th Avenue

Sec. 47-34.1 A.1: Permitted uses: outside storage;
Sec. 9-281(b): Rubbish, trash, and inoperable,
unlicensed vehicles on property; Sec. 47-34.4
B.3.a: Commercial vehicle parked/stored on
property between 9 PM and 6 AM; Sec. 9-306:
Peeling paint/stained surfaces; Sec. 24-27(b):
Garbage carts left in right-of-way

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the property was used for outside storage including a canvas structure, an ice maker, pieces of steel and auto parts; there was trash, rubbish, debris and unlicensed, inoperable vehicles on the property, including, but not limited to: a silver Chevy van, a blue Ford pickup, and a Chevy Blazer; there was a commercial vehicle parked on the property between 9 P.M. and 6 A.M.; Sections 9-306 and 24-27(b) were now complied. Mr. Stockinger recommended compliance with Section 9-281(b) within 7 days or a fine of \$100.00 per day; Section 47-34.4 B.3.a within 7 days or a fine of \$50.00 per day; Section 47-34.1 A.1 within 14 days or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance with:

- Section 9-281(b) within 7 days or a fine of \$100.00 per day;
- Section 47-34.4 B.3.a within 7 days or a fine of \$50.00 per day;
- Section 47-34.1 A.1 within 14 days or a fine of \$50.00 per day.

Reference CE03101347

Edward Garcia
1411 Northeast 26th Avenue

Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that the fascia and soffit were in disrepair and in need of paint. He recommended 14 days to comply or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 14 days or a fine of \$50.00 per day would be imposed.

Reference CE03110003

Scott Thomas Gray & Carol Van Duyne Sec. 9-308 (a): Roof shingles in disrepair
1287 Seminole Drive

Ms. Bazer announced that certified mail had been accepted on December 17, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that the roof was dirty and not maintained. He recommended 30 days to comply or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day would be imposed.

Reference CE03121613

19th Street Investors Inc.
1639 North Federal Highway

Sec. 47-22.3 R: Sign without permit

Ms. Bazer announced that certified mail addressed to the registered agent had been accepted on December 24, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that there was an illegal freestanding sign on the property. He recommended 10 days to comply or a fine of \$250.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 10 days or a fine of \$100.00 per day would be imposed.

Reference CE03092055

Chambers Family Trust:
 Lourdes Santiago, Trustee
 1740 Lauderdale Manors Drive

Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 9-306: Peeling paint/stained surfaces; Sec. 47-21.8: Landscape maintenance

Ms. Bazer announced that certified mail had been accepted on December 18, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there were areas of dirty, stained paint on the building and there were areas of dead or missing ground cover; Section 9-281(b) was now complied. He recommended 30 days to comply Sections 9-306 and 47-21.8 or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 9-306 and 47-21.8 within 30 days or a fine of \$25.00 per day, per violation would be imposed.

Reference CE03100010

Eunida & C. Lipscomb
1013 Northwest 11th Place

Sec. 47-34.1 A.1: Permitted uses: outside storage; Sec. 9-281(b): Overgrowth on property; Sec. 9-306: Peeling paint/stained surfaces; Sec. 9-307(a): Front door not weather-tight

Ms. Bazer announced that certified mail had been accepted on December 30, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there was outside storage of mechanical and engine parts on the property; there was overgrowth on the property and hedges and trees were not maintained; areas of paint were chipped and faded and sections of soffit were in need of repair and the front door was rotting and not weather tight. Mr. Cross recommended 30 days to comply or a fine of \$25.00 per day per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation would be imposed.

Reference CE03101915

C & Sophie Taylor
1741 Northwest 18th Street

Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail had been accepted on December 18, 2003 and personal service had been made by Inspector Malik on January 11, 2004.

Mr. Andre Cross, Community Inspections Officer, testified that there were areas of faded and chipped paint on the building. He recommended 30 days to comply or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

Reference CE03102508

Gloria Copeland
1312 Northwest 14th Street

Sec. 9-281(b): Unlicensed, inoperable vehicle on property

Ms. Bazer announced that personal service had been made by Inspector Thime on December 21, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable red pickup truck on the property. He recommended 7 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03110964

Alice Edwards
1715 Northwest 18th Street

Sec. 9-281(b): Rubbish, trash, overgrowth and
inoperable, unlicensed vehicle on property

Ms. Bazer announced that personal service had been made by Inspector Malik on January 10, 2004.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable white and brown Pontiac and a white Toyota and overgrowth on the property. He recommended 7 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03071954

Elibien & Isabella Bien-Amie
1506 Northwest 5th Avenue

Sec. 47-20.20 H: Parking area in disrepair;
Sec. 47-21.8 A: Missing ground cover

Ms. Bazer announced that certified mail had been returned unclaimed on December 11 & 29, 2003 and on January 4, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that the parking area had large potholes, lacked the required striping, had broken or loose wheel stops and there were areas of missing ground cover. She recommended 30 days to comply or a fine of \$50.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine \$50.00 per day, per violation would be imposed.

Reference CE03100836

John Setton
1028 Northwest 5th Avenue

Sec. 9-281(b): Inoperable, unlicensed vehicle
property

Ms. Bazer announced that personal service had been made by Inspector Thime on January 4, 2004. Certified mail and the rescheduling letter had both been returned unclaimed.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was an unlicensed, inoperable brown and blue station wagon on the property. She recommended 7 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03100837

Robert Callaway
1014 Northwest 5th Avenue

Sec. 9-281(b): Unlicensed, inoperable vehicle on property

Ms. Bazer announced that certified mail had been accepted on December 24, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was an unlicensed, inoperable red Ford pickup truck and white box trailer on the property. She recommended 7 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03110355

Duquela Francois
1405 Northwest 5th Avenue

Sec. 9-280(h)(1): Fence in disrepair;
Sec. 9-281(b): Rubbish, trash, and inoperable, unlicensed vehicle on property

Ms. Bazer announced that certified mail had been returned unclaimed on December 11 and 30, 2003 and January 4, 2003 and personal service had been made by Inspector Haskins on December 30, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was trash, rubbish, and debris on the property; Section 9-280(h)(1) was now complied and the vehicle had been removed. She recommended 14 days to comply the rest of Section 9-281(b) or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance with the trash portion of Section 9-281(b) within 14 days or a fine of \$25.00 per day would be imposed.

Reference CE03032202

F.L. & Levonia Jackson

Sec. 9-306: Peeling paint/stained surfaces;

2500 Northwest 16th Street

Sec. 18-27(a): Trash on property;
Sec. 47-34.1 A.1: Permitted uses: commercial
trailer stored on property

Ms. Bazer announced that certified mail had been accepted (no date on card).

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of chipped and peeling paint on the building; there was trash, rubbish and debris scattered on the property and there was a commercial trailer stored on the property; Section 47-34.1 A.1 was now complied. She recommended 10 days to comply Section 18-27(a) and 60 days to comply Section 9-306 or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Section 18-27 within 10 days and with Section 9-306 within 60 days or a fine of \$25.00 per day, per violation would be imposed.

Reference CE03071413

Ana Maria Rocha
2349 Northwest 14th Street

Sec. 24-5(b)(4): Garbage carts not maintained;
Sec. 9-281(b): Rubbish, trash, and inoperable,
unlicensed vehicle on property

Ms. Bazer announced that certified mail had been accepted on December 26, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the garbage carts were not maintained and were continually overflowing and the lid was missing; there was trash, overgrowth and an unlicensed, inoperable blue Oldsmobile on the property. She recommended 7 days to comply with Section 24-5(b)(4) or a fine of \$25.00 per day and 7 days to comply with Section 9-281(b) or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 24-5(b)(4) within 7 days or a fine of \$25.00 per day would be imposed, and with Section 9-281(b) within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03080855

Nolia Hunter
3010 Northwest 17th Street

Sec. 9-281(b): Unlicensed, inoperable vehicle and
overgrowth on property

Ms. Bazer announced that certified mail had been accepted on January 5, 2004.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was a maroon and black Dodge van on the property. She recommended 30 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$100.00 per day would be imposed.

Reference CE03090488

Vincent Labella
1817 Northwest 25th Avenue

Sec. 47-21.8: Landscape maintenance;
Sec. 9-279(f): Plumbing drains onto ground;
Sec. 9-279(g): Inoperable plumbing, improper
drainage; Sec. 9-280(g): Exposed electrical
components; Sec. 9-281(b): Rubbish, trash
and overgrowth scattered on property;
Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail had been accepted on December 29, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of dead or missing ground cover and bare sand and there was trash, rubbish and overgrowth on the property; Sections 9-279(f), 9-279(g), 9-280(g), and 9-306 were now complied.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281(b) within 10 days or a fine of \$100.00 per day would be imposed and with Section 47-21.8 within 30 days or a fine of \$100.00 per day would be imposed.

Reference CE03092463

Thelma Holmes & Michael Homes
1624 Northwest 16th Street

Sec. 9-279(f): No City water service

Ms. Bazer announced that personal service had been made by Inspector Malik on December 13, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the building was occupied without City water service. She recommended 30 days to comply or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

Reference CE03102408

Jonas Aurelhomme
1441 Northwest 19th Court

Sec. 9-280(h)(1): Fence in disrepair;
Sec. 9-281(b): Trash and overgrowth scattered on
property

Ms. Bazer announced that certified mail had been accepted on January 10, 2004.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the chain link fence was in disrepair and there was trash and overgrowth scattered about the property. She recommended 30 days to comply with Section 9-280(h)(1) and 14 days to comply with Section 9-281(b) or a fine of \$50.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Section 9-280(h)(1) within 30 days and with Section 9-281(b) within 14 days or a fine of \$50.00 per day, per violation would be imposed.

Reference CE03110161

Tyler Tuchow
1433 Lauderdale Villas Drive

Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 9-280(h)(1): Fence in disrepair

Ms. Bazer announced that certified mail had been accepted on December 19, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was an unlicensed, inoperable white Chevy on the property; Section 9-280(h)(1) was now complied. She recommended 7 days to comply Section 9-281(b) or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281(b) within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03110917

Charles Brown
2200 Northwest 15th Avenue

Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 47-34.1 A.1: Permitted uses: vehicle repairs performed on property

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was an unlicensed, inoperable blue Oldsmobile on the property; Section 47-34.1.A.1 was now complied. She recommended 7 days to comply Section 9-281(b) or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281(b) within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03120119

Josephine Ellison
2320 Northwest 11th Street

Sec. 9-281(b): Rubbish, trash, and inoperable, unlicensed vehicle on property

Ms. Bazer announced that certified mail had been accepted on December 18, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was an unlicensed, inoperable red Plymouth on the property. She recommended 7 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03120232

Karen & Nigel Lue
1490 Northwest 19th Court

Sec. 9-281(b): Unlicensed, inoperable vehicle
on property

Ms. Bazer announced that certified mail had been accepted on December 11, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was an unlicensed, inoperable white Hyundai Excel on the property. She recommended 7 days to comply or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

Reference CE03120694

Maura Evanson
1125 Northwest 18th Street

Sec. 9-281(b): Unlicensed, inoperable vehicle on
property; Sec. 47-34.1 A.1: Permitted uses:
vehicle repairs performed on property

Ms. Bazer announced that certified mail had been accepted (no date on card).

Ms. Cheryl Pingitore, Community Inspections Officer, testified that vehicles were being repaired on the property and there was an unlicensed, inoperable yellow VW van and black Mazda on the property. She recommended 7 days to comply or a fine of \$100.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day, per violation would be imposed.

Cases Complied

Ms. Bazer announced that the below listed cases were in compliance. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE03120202
CE03111026

CE03071524
CE03110958

CE03121595
CE03111235

CE03110659
CE03061665

CE03090108	CE03090334	CE03120080	CE03120446
CE03081757	CE03092218	CE03110299	CE03110587
CE03111732	CE03082309	CE03091680	CE03091702
CE03111353	CE03070685	CE03111475	CE03102020
CE03102182	CE03111182	CE03092088	CE03100387
CE03110996	CE03110684	CE03110843	CE03110912
CE03120460	CE03120531	CE03120704	CE03120726
CE03072383	CE03100295	CE03100472	CE03111268
CE03111271	CE03111273	CE03111282	CE03111632
CE03111633	CE03111729	CE03022296	CE03092381
CE03102293	CE03102294	CE03110795	CE03111459
CE03110640	CE03111348	CE03111566	CE03111651

Cases Pending Service

Ms. Bazer announced that the below listed cases had been withdrawn pending service to the respondents. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE03102045	CE03120030	CE03100410	CE03102531
CE03091333	CE03091968	CE03092301	CE03111534
CE03092369	CE03110269	CE03110275	CE03120826
CE03102439	CE03102261	CE03111280	CE03111432
CE03120117	CE03100946	CE03102296	CE03110752
CE03110821			

Cases Rescheduled

Ms. Bazer announced that the below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE03060120

Cases Withdrawn

Ms. Bazer announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE03092241	CE03110140	CE03120690	CE03110866
CE03110862	CE03110166		

Ms. Bazer presented Judge Futch with the following 12 cases to sign the order to impose the fine which Mr. Conner signed based on the affidavits of the inspectors

There being no further business, the hearing was adjourned at 1:30 P.M.

Special Master

ATTEST:

Clerk, Special Master