

SPECIAL MASTER HEARING
City Commission Meeting Room – City Hall
Special Master Karen Zann, Presiding
October 7, 2004
9:00 A.M. – 11:00 A.M.

Staff Present:

Jennifer Chenault, Secretary
Eve Bazer, Administrative Assistant II
Assistant City Attorney
Leonard Ackley, Community Inspections Officer
Lin Bradley, Community Code Supervisor
Peggy Burks, Community Inspections Officer
Andre Cross, Community Inspections Officer
Burt Fletcher, Community Inspections Officer
John Gossman, Community Inspections Officer
Robert Guilford, Community Inspections Officer
Deborah Haskins, Community Inspections Officer
John Hudak, Community Inspections Officer
Karl Lauridsen, Community Landscape Officer
Gilbert Lopez, Community Inspections Officer
Todd Nobles, Community Inspections Officer
Cheryl Pingitore, Community Inspections Officer
Frank Stockinger, Community Inspections Officer
Ursula Thime, Community Inspections Officer

Also Present:

Olga Simeon, CE04051326
Willie McNair, CE04060790
Stephen Hoffman, CE02020205
Sonja Knighton, CE02020205
Charles Boye, CE02020205
Gordon Bowie, CE03100968
Ron Dupais, CE04081016
Henry Stine, CE04080490
Uriah Robinson, CE04070681
Allan Kozich, CE04051864
Donald Novello, CE04051864
Janice Monaldi, CE04081014
Astor Ferguson, CE04080856
Michel Francis, CE04072061

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. Ms. Zann introduced herself and explained her role in ensuring adherence with the City's codes. She also pointed out that the proceedings were being recorded.

Reference CE04081016

Ronald & Velma Dupuis
1300 Southwest 28th Avenue

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

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

Mr. Burt Fletcher, Community Inspections Officer, testified there was an unlicensed blue Sierra pickup on the property. Mr. Fletcher had a verbal agreement with the owner to comply the property within 30 days or a fine of \$100.00 per day or the vehicle would be towed.

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

Reference CE04041456

Matthew Carfi
2352 Northeast 9th Street

Sec. 9-281(b): Rubbish, trash and overgrowth on property; Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail had been accepted on September 14, 2004.

Ms. Ursula Thime, Community Inspections Officer, testified that the property was overgrown and the "Camille" building was dirty and had peeling paint; the balconies that were damaged had been repaired. She presented photographs of the property and noted that she had spoken with the owner and agreed to recommend 30 days to comply or a fine of \$50.00 per day, per violation.

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

Reference CE03100968

Gordon Bowie & Joan Sullivan
101 Southwest Coconut Drive

Sec. 9-280(b): Structure or Fixtures in disrepair;
Sec. 18-27(a): Trash on property;
Sec. 6-34: Unlawful kennel

Ms. Bazer announced that certified mail had been accepted on September 24, 2004.

Mr. Deborah Haskins, Community Inspections Officer, testified that Sections 9-280(b) and 18-27(a) were now complied. The owner was cited for Section 6-34 based on the complaint of a witness who had not appeared to testify so the City withdrew the violation.

Reference CE04080490

Henry Stine
2824 Northeast 35th Street

Sec. 47-21.8 A: Missing ground cover;
Sec. 9-281(b): Rubbish, trash, and inoperable,
unlicensed vehicles on property

Ms. Bazer announced that certified mail had been accepted on September 23, 2004.

Mr. Frank Stockinger, Community Inspections Officer, testified that the yard had large areas of dead grass, weeds and overgrowth and there was trash, debris and an unlicensed, inoperable green MG on the property (a white BMW and a Jet Ski trailer had been removed). He presented photographs of the property and recommended 60 days to comply Section 47-21.8(a) or a fine of \$25.00 per day and 30 days to comply Section 9-281(b) or a fine of \$100.00 per day or the vehicle would be towed.

Mr. Henry Stine, respondent, explained that what appeared to be dead lawn was grass clippings. He felt the dead spots in the grass would fill in by themselves. He stated that he had problems with his health and was due to have an operation in six weeks. Ms. Zann explained how Mr. Stine could resolve the car title issue and felt he should be able to get the grass filled in within 60 days.

Ms. Zann found in favor of the City and ordered compliance with Section 47-21.8 A within 60 days or a fine of \$25.00 per day would be imposed, and with Section 9-281(b) within 30 days or a fine of \$100.00 per day would be imposed or the vehicle would be towed.

Reference CE04070681

Christopher & Daphne Origho
1119 Northwest 10th Place

Sec. 47-21.8 A: Missing ground cover;
Sec. 47-34.1 A.1: Permitted uses: outside storage;
Sec. 9-281(b): Unlicensed, inoperable vehicle on
property; Sec. 18-27(b): Overgrowth and trash on
property

Ms. Bazer announced that certified mail addressed to the owner had been returned unclaimed on September 9, 15 and 24, 2004.

Mr. Andre Cross, Community Inspections Officer, testified that the ground cover was not maintained; there was an unlicensed, inoperable Ford Escort and Ford Van on the property

and there was trash scattered about the property; Section 47-34.1 A.1 was now complied. . He presented photographs of the property and recommended:

- 7 days to comply Section 9-281(b) or a fine of \$100.00 per day or the vehicle would be towed;
- 7 days to comply Section 1827(b) or a fine of \$25.00 per day, and
- 30 days to comply Section 47-21.8 A or a fine of \$25.00 per day.

Mr. Uriah Robinson, tenant, stated that he would remove the garbage from the property. He had told the owner of the van to remove it already. He requested more time to repair the van, as he did not have the money right now. Inspector Cross stated that he had been working on this case since July and had sent Mr. Robinson several courtesy notices.

Ms. Zann 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 or the vehicle would be towed;
- Section 1827(b) within 7 days or a fine of \$25.00 per day, and
- Section 47-21.8 A within 30 days or a fine of \$25.00 per day.

Reference CE02020205

Boyes Gas Service Inc.
531 Northeast 8th Street

Request by City to Amend the Order and
Increase Fine to \$250.00 Per Day

Mr. John Gossman, Community Inspections Officer, testified that the previous finding from March 7, 2002 had ordered a fine of \$25.00 per day; the order indicated that all business activity should be conducted in an enclosed building. He presented a copy of the order to Ms. Zann.

Plans had been submitted in 2003 and 2004 to build an enclosed structure but had not passed plan review. The City felt that the original \$25.00 per day fine was not sufficient inducement to the owner to make the changes in a timely manner. The City was therefore requesting to amend the fine from \$25.00 per day to \$250.00 per day. Mr. Gossman submitted copies of the plans to Ms. Zann.

Mr. Lin Bradley, Community Code Supervisor, explained that there was a lien on the property and fines to date were \$13,450.00.

Mr. Stephen Hoffman, the owner's attorney, stated that the owner was trying to handle the problem. They had been dealing with different departments in the City to find a solution for years and additional requirements continued to surface. He hoped that all City departments would sign off on the plan within the next two weeks. After that, he felt it would take 60 to 90 days to complete the project. He asked for 120 days.

Mr. Charles Boye, owner, stated that the plan was very near passing all approvals for a permit. Mr. Bradley reminded Ms. Zann how long this project had been up in the air and

how much time Mr. Boye had allowed to elapse before handling the issue. Mr. Hoffman explained all of the meetings and steps they had taken to meet requirements.

Ms. Sonja Knighton, attorney for the next-door property's owners, apologized for the absence of the owner and stated that he had been in on all the other meetings. She stated that the problem was that the gas company was an improper business on the site. She agreed that fines should be increased.

Mr. Hoffman clarified that the City's issue was that business was being transacted out doors, which was not permitted in this zoning district. Therefore, Boyes Gas was erecting a "fill shed" in which to fill tanks. Mr. Hoffman noted that Mr. Boye had met with the Zoning Department before purchasing the property and explained what the use would be and the zoning director had approved his use of the property. The permit for the tank was approved before he bought the property as well. It was approximately one year after the business was in operation that they were first cited.

Ms. Zann amended the order to increase the fine \$100.00 per day.

Reference CE04051864

BIMA II LLC
3033 Northeast 32nd Avenue

Request for Extension of Time

Ms. Bazer announced that this case was originally heard on July 15, 2004 with compliance ordered by September 1, 2004.

Donald Novello Vice President of Shooters Waterfront Café, apologized for not handling the situation earlier and promised they were now working to resolve the problem. They had hired an engineer to suggest solutions.

Mr. Len Ackley, Community Inspections Officer, explained that exhaust fans and air conditioning units were causing the noise problems. He had spoken with the owner, who requested 120 days to comply and Mr. Ackley had no problem with this. He wanted to stop the fine running and grant a 120-day extension.

Mr. Allan Kozich, engineer for BIMA II LLC asked that compliance be for the first Special Master hearing in February. Mr. Ackley and Ms. Zann agreed.

Ms. Zann granted an extension to the first Special Master hearing in February.

Reference CE04081014

Janice Monaldi
1800 Northeast 20th Street

Sec. 9-281(b): Rubbish and trash on property

Ms. Bazer announced that certified mail had been accepted on September 18, 2004.

Mr. Leonard Ackley, Community Inspections Officer, testified that much of the garbage had been removed, but a bit remained in the yard and in the carport. He presented photographs of the property and recommended 7 days to comply or fine of \$25.00 per day.

Ms. Janice Monaldi, owner, acknowledged that some work still needed to be done. She explained several physical and family problems she had experienced in the past few years. She noted that she had "the neighbor from hell" who had poured acid on Ms. Monaldi's belongings, put nails in her tires, and called Child and Family Services when Ms. Monaldi's mother had come to stay. She also had a string of unreliable and disreputable contractors hired to complete work at her house who had not. In summary, she was trying to do things by herself and was doing the best she could. Ms. Zann clarified exactly what needed to be done to comply.

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

Reference CE04080856

Astor Ferguson
3544 Southwest 12th Court

Sec. 9-281(b): Rubbish and trash on property

Ms. Bazer announced that certified mail had been accepted on September 9, 2004.

Mr. Gilbert Lopez, Community Inspections Officer, testified that there was trash, rubbish and debris on the property. He had spoken with Mr. Ferguson and agreed to recommend 7 days to comply or a fine of \$25.00 per day. He presented photographs of the property to Ms. Zann.

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

Reference CE04051326

Olga Simeon
1610 Northwest 11th Terrace

Sec. 9-306: Peeling paint/stained surfaces;
Sec. 9-281(b): Rubbish, trash, and inoperable,
unlicensed vehicle on property

Ms. Bazer announced that certified mail was accepted on September 14, 2004.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of peeling paint on the building; Section 9-281(b) was now complied. She presented photographs of the property and recommended 60 days to comply Section 9-306 or a fine of \$25.00 per day.

Mr. Olga Simeon, owner, agreed to paint the house within 60 days.

Ms. Zann found in favor of the City and ordered compliance with Section 9-306 within 60 days or a fine of \$25.00 per day would be imposed. .

Reference CE04080928

Jackson Myrtyl & Brigitte Charles
630 Southwest 30th Terrace

Sec. 9-280(b): Structure or Fixtures in disrepair;
Sec. 9-281(b): Rubbish, overgrowth, and derelict
vehicle on property

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

Mr. John Hudak, Community Inspections Officer, testified that there was trash and overgrowth on the property; Section 9-280(b) was now complied. He presented photographs of the property and recommended 7 days to comply Section 9-281(b) or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance with Section 9-281(b) within 7 days or a fine of \$25.00 per day would be imposed.

Reference 04080030

J.D. & Essie Lewers
2760 Northwest 17th Street

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

Ms. Bazer announced that certified mail had been accepted on September 9, 2004.

Ms. Peggy Burkes, Community Inspections Officer, testified that there was an inoperable and/or unlicensed Ford Escort and several auto parts on the property. She presented photographs of the property and recommended 7 days to comply or a fine of \$100.00 per day or the vehicle would be towed.

Ms. Zann 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 CE04071760

Worthy Kelly
525 Northwest 15th Avenue

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

Ms. Bazer announced that certified mail had been accepted on September 14, 2004.

Mr. John Gossman, Community Inspections Officer, testified that there were several inoperable, unlicensed vehicles on the property, including: a grey Continental, a white

Grand Marquis, a white LTD, a black F250, a black Chevy truck, a silver and tan truck, a blue Ford truck, a green and white Chevy sedan, a red tow truck and a tan sedan. He presented photographs of the property and recommended 7 days to comply or a fine of \$100.00 per day or the vehicles would be towed.

Ms. Zann 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 vehicles would be towed.

Reference CE04060790

Edna McNair
1217 Northwest 17th Street

Sec. 9-308 (c): Roof in disrepair

Ms. Bazer announced that certified mail was accepted on October 2, 2004.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the carport roof was in disrepair. She presented photographs of the property and recommended 60 days to comply or a fine of \$25.00 per day.

Mr. McNair, son of the owner, agreed to comply within 60 days; they had already applied for a permit to add a floor over the carport.

Ms. Zann found in favor of the City and ordered compliance within 60 days or a fine of \$25.00 per day would be imposed.

Reference CE04060783

Jacqueline Myrick
2300 Northwest 15th Court

Sec. 47-21.12 A.1: Improper tree removal

Ms. Bazer announced that certified mail had been accepted on September 23, 2004.

Mr. Karl Lauridsen, Community Landscape Officer, testified that a ficus tree with a 48" diameter trunk was removed from the property without a permit. He recommended 60 days to acquire an after-the-fact permit and appropriate replacement or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 60 days or a fine of \$25.00 per day would be imposed.

Reference CE04090657

Beverly Cummer
1508 Ponce De Leon Drive

Sec. 47-21.13: Tree in hazardous condition

Ms. Bazer announced that certified mail had been accepted on September 23, 2004.

Mr. Karl Lauridsen, Community Landscape Officer, testified that the ficus tree in the backyard was in hazardous condition. He recommended 45 days to obtain an arborist's report on the condition of the tree or a fine of \$25.00 per day. He had spoken with the tenant who had already contacted an arborist to create the report.

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

Reference 04080936

The Michael Guerriera Trust
3245 South Andrews Avenue

Sec. 18-27(a): Trash and overgrowth on property

Ms. Bazer announced that certified mail had been accepted on September 21, 2004.

Mr. Todd Nobles, Community Inspections Officer, testified that there was trash and overgrowth throughout the property and swale. He presented photographs of the property and recommended: 14 days to comply or a fine of \$100.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$100.00 per day.

Reference 04081215

Gregory Soltysiak
800 Southeast 12th Street

Sec. 47-34.1 A.1: Permitted uses;
Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 9-306: Paint chipping and peeling;
Sec. 18-27(a): Trash and overgrowth on property

Ms. Bazer announced that certified mail had been returned unclaimed on September 16 and 24, and October 1, 2004.

Mr. Todd Nobles, Community Inspections Officer, testified that there was outside storage of furniture, equipment and household furnishings on the property; there was an unlicensed, inoperable Triumph on the property; paint on the building was peeling and chipping and there was trash and overgrowth on the property and swale. He presented photographs of the property and recommended:

- 7 days to comply Section 9-281(b) or a fine of \$100 per day or the vehicle would be towed;
- 30 days to comply Sections 47-34.1 A.1 and 9-306 or a fine of \$25.00 per day, per violation, and
- 14 days to comply Section 18-27(a) or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance with:

- Section 9-281(b) within 7 days or a fine of \$100 per day or the vehicle would be towed;
- Sections 47-34.1 A.1 and 9-306 within 30 days or a fine of \$25.00 per day, per violation, and
- Section 18-27(a) within 14 days or a fine of \$25.00 per day.

Reference 04051972

Kenneth & Johanna Query
5460 Northeast 22nd Avenue

Sec. 47-21.8 A: Missing ground cover

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

Mr. Frank Stockinger, Community Inspections Officer, testified that the yard consisted of weeds, dead grass and bare sand. He had spoken with the owner, who informed Mr. Stockinger that they were doing major work on the property, and Mr. Stockinger agreed to recommend 30 days to comply or a fine of \$25.00 per day.

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

Reference 04080601

Angel & Nancy Mistro,
Bernardo & Holly Katz
1400 Northeast 54th Street

Sec. 24-28(a): Garbage accumulated around dumpster; Sec. 47-21.8 A: Missing ground cover; Sec. 9-306: Peeling paint/stained surfaces; Sec. 47-20.20 H: Parking area in disrepair; Sec. 9-280(g): Electrical components in disrepair; Sec. 9-281(b): Rubbish and trash on property; Sec. 47-19.4 C.4: Dumpster gates interfere with right-of-way; Sec. 6-7(b) (4): Animals kept in unsanitary conditions; Sec. 9-280(d): Deteriorated structure/fixtures

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

Mr. Frank Stockinger, Community Inspections Officer, testified that the dumpster lids were left open and trash was in and around the enclosure; landscaping was not maintained and sprinkler system was inoperable; the wood fascia was in disrepair and a kitchen cabinet in one apartment was in disrepair; the parking lot was in disrepair with pot holes and erosion; exterior electrical components were in disrepair; there was trash, rubbish and debris scattered about the property; the dumpster gates interfered with the right-of-way; there was dog feces all over the property, causing a health hazard, and there were missing /damaged

screens in the building. Mr. Stockinger noted that there had been 19 complaints on this property. He presented photographs of the property and recommended:

- 7 days to comply Sections 24-28(a), 9-280(g), and 6-7 (b)(4) or a fine of \$250.00 per day;
- 60 days to comply Section 47-21.8 A or a fine of \$50.00 per day;
- 7 days to comply Section 9-281(b) or a fine of \$100.00 per day;
- 14 days to comply Section 9-280(d) or a fine of \$100 per day;
- 60 days to comply Sections 9-306, and 47-20.20 H or a fine of \$100.00 per day and
- 90 days to comply Section 47-19.4 C.4 or a fine of \$100.00 per day.

Ms. Zann found in favor of the City and ordered compliance with:

- Sections 24-28(a), 9-280(g), and 6-7 (b)(4) within 7 days or a fine of \$250.00 per day;
- Section 47-21.8 A within 60 days or a fine of \$50.00 per day;
- Section 9-281(b) within 7 days or a fine of \$100.00 per day;
- Section 9-280(d) within 14 days or a fine of \$100 per day;
- Sections 9-306, and 47-20.20 H within 60 days or a fine of \$100.00 per day and
- Section 47-19.4 C.4 within 90 days or a fine of \$100.00 per day.

Reference 04082448

Joan Fox
5911 Northeast 22nd Terrace

Sec. 47-21.8 A: Missing ground cover

Ms. Bazer announced that certified mail had been accepted on September 14, 2004.

Mr. Frank Stockinger, Community Inspections Officer, testified that the yard consisted of bare sand and weeds again. He noted that this was a constant and repetitive case; the previous case number was CE02101738. Fines from that case had been settled during the amnesty program. Mr. Stockinger had spoken with the owner, who had promised to get the landscaping repaired. He presented photographs of the property and recommended 30 days to comply or a fine of \$200.00 per day. Any recurrence of the violation should also result in a \$200.00 per day fine.

Ms. Zann found in favor of the City and ordered compliance within 30 days or a fine of \$200.00 per day would be imposed. She agreed that any recurrence of the violation would incur a \$200.00 per day fine.

Reference CE04080891

Henry Pacheco
1418 Northeast 53rd Court

Sec. 47-21.8 A: Missing ground cover
Sec. 24-27(b): Garbage carts left in right-of-way

Ms. Bazer announced that certified mail had been accepted on September 14, 2004.

Mr. Frank Stockinger Inspections Officer, testified that the yard consisted of bare sand and weeds and the garbage carts were left in the right-of-way. Mr. Stockinger had spoken with Mr. Pacheco on the telephone; Mr. Pacheco had cleared some refuse from the yard, but had not removed the trash carts or improved the ground cover. He presented photographs of the property and recommended 7 days to comply with Section 24-27(b) and 60 days to comply with Section 47-21.8 A or a fine of \$25 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance with Section 24-27(b) within 7 days and with Section 47-21.8 A within 60 days or a fine of \$25.00 per day, per violation would be imposed.

Reference CE04071340

Anderson Belgrave
3572 Jackson Boulevard

Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 47-21.8: Missing ground cover

Ms. Bazer announced that certified mail had been accepted on September 14, 2004.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable white full-sized sedan and mid-sized grey sedan on the property and the ground cover was not maintained. He presented photographs of the property and recommended:

- 7 days to comply Section 9-281(b) or a fine of \$100.00 per day or the vehicle would be towed;
- 30 days to comply Section 47-21.8 or a fine of \$25.00 per day.

Ms. Zann 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 or the vehicle would be towed;
- Section 47-21.8 A within 30 days or a fine of \$25.00 per day.

Reference CE04081372

J.A & Helga Hindenberger
1313 Northeast 15th Avenue

Sec. 9-281(b): Rubbish and trash on property

Ms. Bazer announced that certified mail was accepted on September 11, 2004.

Mr. Len Ackley, Community Inspections Officer, testified that there was trash and rubbish on the property. Mr. Ackley noted that the owner had many health problems. He recommended 60 days to comply or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 60 days or a fine of \$25.00 per day.

Reference CE04081544

Cody Loughlin
2205 Bayview Drive

Sec. 9-281(b): Overgrowth on property

Ms. Bazer announced that certified mail had been accepted on September 13, 2004.

Mr. Leonard Ackley, Community Inspections Officer, testified that there was overgrowth on the property. He recommended 7 days to comply or fine of \$100.00 per day.

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

Reference CE04052107

Camus & Joy Tanis & Felicia Cruz
1461 Northwest 19th Court

Sec. 47-21.8: Missing ground cover;
Sec. 9-281(b): Rubbish, trash, and inoperable,
unlicensed vehicles on property

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of missing ground cover; Section 9-281(b) was now complied. Ms. Pingitore had spoken with the owner and agreed to recommend 30 days to comply Section 47-21.8 or a fine of \$50.00 per day. She presented photographs of the property to Ms. Zann.

Ms. Zann found in favor of the City and ordered compliance with Section 47-21.8 within 30 days or a fine of \$50.00 per day would be imposed.

Reference CE04071714

Scott Glassburn
1525 Northwest 14th Court

Sec. 9-279(g): Inoperable plumbing, improper
drainage; Sec. 9-281(b): Unlicensed, inoperable
vehicle on property; Sec. 18-27(a): Trash and
overgrowth on property

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

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was an unlicensed, inoperable black Monte Carlo on the property; Sections 9-279(g) and 18-27(a) were now complied. She had spoken with the tenant and agreed to recommend 7 days to comply Section 9-281(b) or a fine of \$100.00 per day or the vehicle would be towed.

Ms. Zann 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 CE04081343

Christine & William Greene
1500 Northwest 18th Court

Sec. 18-27(a): Trash on property;
Sec. 9-276(c)(2): Stagnant water;
Sec. 47-34.1 A.1: Permitted uses;
Sec. 24-5(b)(4): Garbage carts not maintained

Ms. Bazer announced that certified mail addressed to the owner had been returned unclaimed on September 9, 14 and 24, 2004.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was trash and rubbish scattered about the property; the pool was filled with stagnant, green water; there were commercial vehicles stored on the property and the garbage carts lacked lids. She presented photographs of the property and recommended 10 days to comply Section 9-276(c)(2) and 7 days to comply Sections 18-27(a), 47-34.1 A.1, and 24-5(b)(4) or a fine of \$100.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance with Section 9-276(c)(2) within 10 days and with Sections 18-27(a), 47-34.1 A.1, and 24-5(b)(4) 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:

CE04072061	CE04080476	CE04071351	CE04070474
CE04071271	CE04080199	CE04071428	CE04090085
CE04080937	CE04081286	CE04081288	CE04081707
CE04082045	CE04082493	CE04080365	CE04080644
CE04060064	CE04070316	CE04071666	CE04080854
CE04081079	CE04070380	CE04071120	CE04051825
CE04052009	CE04070493	CE04072048	CE04042019

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:

CE04090660	CE04070696	CE04081390	CE04080840
CE04070475	CE04080792	CE04070272	CE04071476
CE04080485	CE04081779	CE04082393	CE04090152
CE04032568	CE04080558		

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:

CE04062030	CE04080241	CE04080154	CE03042269
CE04081952	CE04090435	CE04082460	CE04090223
CE04081954	CE04050594	CE04082414	

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:

CE04051057	CE04080634	CE04030520	CE04060063
CE04010856	CE03111354		

There being no further business, the hearing was adjourned at 11:00 A.M.

Special Master

ATTEST:

Clerk, Special Master