

MEETING MINUTES 7133 N. 69TH AVE.

CITY OF GLENDALE
BUILDING SAFETY DEPARTMENT

COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE

WEDNESDAY, OCTOBER 12, 2016
11:00 AM

Hearing Officer Harold Merkow called the meeting to order at approximately 11:21 a.m.

CITY STAFF PRESENT: Mark Ptashkin, Senior Building Inspector
Shelli Henson, Code Compliance

No appearance by property owners.

Mark Ptashkin was sworn in to testify.

The subject property is located at 7133 N. 69th Avenue in Glendale, with a Maricopa County Assessor parcel number of 143-28-112. The main structure on this lot is a manufactured home, there is also a small storage building on the property.

Statement of issues:

- The manufactured building suffered a significant fire on March 4, 2013. The Fire Marshall's report stated that the building was vacant and the fire had an unknown cause. The report stated that the building was a total loss.
- There has been no attempt by the property owner to address the conditions at the property and it continues to deteriorate.
- Elements of the structure are being removed and/or stripped.
- Portions of the structure have significant damage and are susceptible to being dislodged by the wind and endangering the public.
- Transients continue to sporadically occupy the storage shed.
- The storage shed was erected without the required building permits and sits directly on the property line. As a result the shed must be removed.
- The structures on site had originally been posted as unsafe occupy in September of 2015.

A status check of the property was conducted on September 27, 2016. At the same time a copy of the notice of the public hearing was also posted at the manufactured home so as to be clearly visible from 69th Avenue. While performing the status check it appeared that the storage shed was being used as a dwelling. This was in spite of the notice clearly posted at the entry of the structure. There has been no visible attempt made by the property owner to secure the property or abate the hazards at the site. A status check was also conducted on October 7th 2016. At that time the storage shed appeared to be occupied. The original notice was still clearly visible at the property. There has been no visible attempt made by the property owner to secure the property or abate the hazards at the site. The City of

Glendale Police Department, Code Enforcement and Building Safety Divisions have repeatedly attempted to contact the owner the attempts have failed. That ends my closing statement. Mr. Merkow asked if he had any other witnesses to present on behalf of the City. No I do not. There is a member of the public that would like to respond. My name is Lawrence Tripp I own the property next door at 7129. I've owned it for eight years now and I have been trying to contact the owners that Jennifer lady and I almost had contact with her one time and when I mentioned what I was calling about they just hung up. I went to the Accessors Office and they say there's no liens you already know this but the property has been a nuisance transients on there. I just chased two more out this morning when I inspected the property. It's a decent little street a lot of people fixing up my guy next door fixes up nice I'm fixing what I own nice. I just spent about \$20,000 remodeling and it's a nice place to be quite but we'd like to get this issue resolved. That place has been abandoned I'd say at least 2012 and then the fire they got the fire and then I guess the Fire Department or somebody boarded the property up and it's just been more trash and junk. I got pictures on my computer of the trash that is in there and built up and people living in there and just dumping their garbage all over it's just a terrible place. The reason I'm here not just for that purpose but I have an interest in obtaining the property and rebuilding on it. I guess that's all I have to say.

Yes for the closing statement for the City in the roughly three and a half years since the date of the original fire the property owner has not taken the appropriate action to secure the property keep it secured or abate the hazards at the site. As a result on numerous occasions we have found both through the City and through the public that the site is still being used frequently as a dwelling illegally so. As a result the City is asking for permission to move forth immediately with the demolition of the structure to abate the hazards on the site. That closes our case.

The hearing was concluded and Mr. Merkow will have his decision shortly.

Sherry Crapser, Recording Secretary