

MINUTES HEARING OFFICER November 17, 2020

Minutes of the regular public hearing of the Hearing Officer, of the City of Tempe, which was held at the Tempe City Council Chambers located at 31 E 5th Street, Tempe, Arizona 85281 at 5:00pm.

REGULAR SESSION 5:00 PM

Present:

Vanessa MacDonald, Hearing Officer
Jeff Tamulevich, Code Compliance Administrator
Drew Yocom, Code Compliance Analyst
Shelbie Meyer, Administrative Assistant

There was zero (0) interested citizens present.

Meeting convened at 5:00 PM and was called to order by Vanessa MacDonald. Hearing Officer MacDonald stated anyone wishing to appeal a decision will need to file a written appeal within fourteen (14) calendar days, by December 1, 2020 at 3:00 PM, to the Community Development Department.

1. The following was noted:

- **Agenda Item No. 1**

November 3, 2020 Hearing Officer Minutes

Vanessa MacDonald, Hearing Officer, stated the November 3, 2020 Hearing Officer Minutes had been reviewed and were approved.

4. Request abatement of public nuisance items at the BERGNER PROPERTY located at 136 E Fremont Drive. The applicant is the City of Tempe (CE204495).
Julie Scofield, Code Inspector, gave the following overview of this case:
- Inspector Scofield indicated that a 180-day open abatement would be necessary for this property to clean up the junk/debris/trash and deteriorated landscaping in the front/back yards.
 - Since July, several notices have been mailed to the property owner.
 - Inspector Scofield indicated there was a recent fire, consequently the house is vacant. Fire Department has taken the owner into social/mental health services, yet he is aware of the code violations.
 - Inspector Scofield analyzed the pictures and indicated that the bid includes the securing of doors, since there has been evidence of unsecured doors in the backyard. If the door is secured at time of abatement, they would forgo that portion of the clean-up.

Hearing Officer MacDonald approved the 180-day abatement.

5. Request abatement of public nuisance items at the CAMPOS PROPERTY located at 1336 E Fremont Drive. The applicant is the City of Tempe (CE204343).

Julie Scofield, Code Inspector, gave the following overview of this case:

- Inspector Scofield indicated that a 180-day open abatement would be necessary to address the deteriorated pool and dead tree in the backyard.
- Since July, several notices have been mailed to the property owner.
- The property owner was also cited.
- Inspector Scofield indicated that there has been major improvement for the deteriorated pool and is completely empty, but the dead tree remains.

Hearing Officer MacDonald approved the 180-day abatement.

6. Request abatement of public nuisance items at the RUIZ PROPERTY located at 1325 E Don Carlos Avenue. The applicant is the City of Tempe (CE204836).

Hector Heredia, Code Inspector, gave the following overview of this case:

- Inspector Heredia indicated this property has been in violation since early August of 2020, for a dead tree in backyard.
- Multiple notices were issued to the property owner, as well as, many anonymous complaints being filed online.
- Property owner has not been in contact with inspector.
- A ticket was issued, and owner defaulted in court.
- Inspector Heredia is seeking a 180-day open abatement for the removal of the dead tree.
- Inspector Heredia explained that there are power lines running through the tree and it will be a difficult removal due to the limited access to the backyard.

Hearing Officer MacDonald approved the 180-day abatement.

7. Request abatement of public nuisance items at the CHAPIN PROPERTY located at 1817 E Concorda Drive. The applicant is the City of Tempe (CE203129).

Michael Glab, Code Inspector, gave the following overview of this case:

- In May 2020, Code Compliance office received two (2) complaints regarding the junk/trash/debris in the front of the property.
- Notices were sent to the property owner and tenants.
- In June 2020, the violations remained, and an additional notice was sent. Two (2) anonymous complaints were received by the Code Compliance office.
- In July 2020, three (3) additional complaints were filed. Inspector Glab then posted a notice to the structure.
- In August 2020, two (2) additional complaints were filed and a citation was issued to the property owner.
- In September 2020, one (1) additional complaint was filed, and citation went into default.
- Inspector Glab sought approval for 180-day open abatement to keep the property in compliance for the junk/debris/trash in the front/side yards.

Hearing Officer MacDonald approved the 180-day abatement.

8. Request abatement of public nuisance items at the CLARDY PROPERTY located at 242 W Myrna Lane. The applicant is the City of Tempe (CE203607).

Brandy Zedlar, Code Inspector, gave the following overview of this case:

- In May 2020, the case was initiated for deterioration in the front/back yards.
- Inspector Zedlar indicated the property appears to be vacant and notices were posted to the structure.
- As of November 17, 2020, the notices were still hanging on the door of the property.
- Inspector Zedlar indicated many complaints were filed with the Code Compliance office concerning the deteriorated state of the property.
- Due to the volume of complaints, the current state of the property, and no contact from the property owner, Inspector Zedlar sought approval for a 180-day open abatement.

Hearing Officer MacDonald approved the 180-day abatement.

9. Request abatement of public nuisance items at the SALAZAR PROPERTY located at 1521 E Bell De Mar Drive. The applicant is the City of Tempe (CE203983).

Brandy Zedlar, Code Inspector, gave the following overview of this case:

- In June 2020, the case was initiated for deteriorated landscaping.
- Inspector Zedlar mailed the first notice to the property owner, it was returned with no forwarding address.
- Final notice was posted to the structure, where it remains hanging on the front door.
- Inspector Zedlar indicated the property has recently become vacant, and there has been no contact with the current property owner.
- A 180-day open abatement was requested due to the property being vacant and its deterioration violates city code.

Hearing Officer MacDonald approved the 180-day abatement.

ANNOUNCEMENTS

- Drew Yocom announced that the next meeting will take place on December 1, 2020 at the Council Chambers and online.

With no further business, the public hearing adjourned at 5:22 PM.

Prepared by: Shelbie Meyer
Reviewed by: Drew Yocom

Drew Yocom, Planning and Research Analyst
For Vanessa MacDonald, Hearing Officer

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