

Minutes
Property Maintenance Board of Appeals
Council Chambers
Wednesday, October 5, 2016, 8 a.m.

Members Present

Ron Sauby, Richard Scott, Ron Rensberger, and George Hamilton

Members Absent

Matt Peterson

Guests Present

Ron Bell, Kelly Boysen (Secretary), Dan Hein, Patrick Boll, Paul Bengford, Sara Travis, Matt Tobias, and Reed Johnson

Unfinished Business

The hearing was called to order by the Secretary, Kelly Boysen. The first order of business was to establish the chair and the co-chair of the Board. A motion was made by Mr. Sauby with a second by Mr. Scott to nominate Ron Rensberger for the chair position. The motion passed. Yeses, 4. Nos, 0. George Hamilton made a motion to nominate himself as the co-chair and a second was provided by Mr. Sauby. The motion passed. Yeses, 4. Nos, 0.

Approval of Minutes of Last Meeting

A motion was made by Mr. Hamilton and a second was made by Mr. Rensberger to approve the minutes of the October 14, 2015 hearing. The motion passed. Yeses, 4. Noes, 0.

New Business

Appeal No. 1-2016 Kelly Boysen and Dan Hein provided a background of the Amended Notice and Order/Notice of Demolition issued September 2, 2016 for unfinished single family dwelling located at 6800 S. Westfield Avenue. Building Services issued Building Permit No.164227 on August 13, 2013 to construct a house and an additional Building Permit No. 166627 was issued on November, 6, 2013 for an addition to the house. Construction progressed on the structure through 2014, but because of financial reasons of the owner, Vitally Strizhues, the construction of the house ceased in January 2015 which resulted in the closing of the active building permits due to the construction inactivity. Building Services has received multiple complaints from the neighbors and has, on multiple occasions, maintained the weeds and grass over the past two years. Because of the time that work has been suspended on the structure and that it is unfit for human occupation, the Notice and Order was amended to abate the nuisance and ordered the structure to be razed. The general contractor, Creative Building Corporation, filed for an appeal of the Notice and Order / Notice of


Demolition to allow more time work through legal options to be able to recommence construction. Sara Travis Of Creative Building Corporation was present and discussed the financial issues with her firm and the owner with the Board. Multiple liens have been filed on the property by her firm and two other subcontractors. In addition the IRS has filed liens against the property. The owner did not apply for the appeal and was not present for the hearing. The structure has been maintained secured but remains in the framing stage on the inside and does not have exterior finishes completed. Ms. Travis noted that there are possibilities that her firm and the subcontractor could be paid off by the 1 end of the year to remove their liens. Additionally the existing structure is listed for sale with Lloyd Companies.

A motion was made by Mr. Scott and a second was made by Mr. Hamilton to uphold the Notice of Demolition and to provide no time extension. The motion failed. Yeses, 1. Noes, 3.

An additional motion was made by Mr. Scott with a second by Mr. Hamilton to require that the exterior of the structure be finished and completed by October 31, in order to stay the order to demolish. Further discussion resulted in an amendment to the motion which was made by Mr. Hamilton and a second by Mr. Sauby to amend the time period for the exterior of the structure to be brought up to a neighborhood standard by December 1, 2016. Upon calling the roll, the amendment passed. Yeses 4. Nos 0. Upon calling the roll, the main motion passed. Yeses, 4. Nos, 0.

Adjournment

A motion was made by Mr. Hamilton and a second was made by Mr. Sauby to adjourn the meeting. Yeses, 4. Noes, 0.


Secretary