

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2016030848
PROPERTY ADDRESS 4845 MONTE VISTA ST (ACCT 1)
TAX BLOCK 2202 LOT(s) 108
WARD NORTHEAST
PROPERTY OWNER(s) MARK LEE THOMAS
LIS PENDENS 16M1449 FILED 08/16/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 06/24/2016 and service was obtained by certified mail ☒ regular ☒ post ☒ hand delivery ___ publication ___ on 07/05/2016. The hearing was held on 7/25/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no x.
2. The **Finding and Order** was issued on 7/28/2016 and service was obtained by certified mail ☒ regular ☒ post ☒ hand delivery ___ publication ___ on 07/30/2016. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 08/30/2016. The dwelling was found vacated and closed on 11/01/2016.
3. The dwelling became eligible for demolition under the six (6) month rule on 05/01/2016.
4. The notification letter was sent 05/12/2017 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/13/2017. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community Development Director prior to the Committee meeting. Director was contacted yes___ no x.

COMMENTS:

COUNCIL CONSIDERATION

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$3,418.95

Fair market value \$200.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**