

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

CASE SUMMARY - HOUSING FILE NO. 2016070736  
PROPERTY ADDRESS 1500 GHOLSON AV  
TAX BLOCK 1422 LOT(s) 367  
WARD EAST  
PROPERTY OWNER(s) JOHN GERALDS C/O BRYAN THOMPSON  
LIS PENDENS 16M1535 FILED 08/31/2016

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 07/15/2016 and service was obtained by certified mail x regular x post x hand delivery\_\_\_, and publication x on 08/04/2016. The Hearing was held on 8/15/2016 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 8/25/2016 and service was obtained by certified x regular x post x hand delivery\_\_\_, and publication x on 10/13/2016. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on 11/13/2016. The dwelling was found vacated and closed on 12/12/2016.
3. The dwelling became eligible for demolition under the six (6) month rule on 06/12/2016.
4. The notification letter was sent 05/12/2017 advising the owner that the **Community 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 (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to 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 \$19,207.00 Fair market value \$17,900.00  
Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**