

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

**CASE SUMMARY - HOUSING FILE NO. 2016120808**

**PROPERTY ADDRESS** 2414 WAUGHTOWN ST  
**TAX BLOCK** 1407 **LOT(s)** 101K  
**WARD** SOUTHEAST  
**PROPERTY OWNER(s)** MIKE GIORDANO  
**LIS PENDENS** 17m428 FILED 4/12/2017

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 2/8/2017 and service was obtained by certified mail x regular x post x hand delivery\_\_\_\_\_, and publication\_\_\_\_\_ on 2/18/2017. The Hearing was held on 3/10/2017 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 3/13/2017 and service was obtained by certified mail x regular x post x hand delivery \_\_\_\_\_ and publication \_\_\_\_\_ on 3/20/2017. The **Order** directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 4/20/2017.
3. The notification letter was sent 7/28/2017 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 8/15/2017. 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 bring this substandard structure into compliance with Housing Code Standards as prescribed in the Housing code **exceeds sixty-five percent (65%) of the value.**

Estimated cost to repair \$35,368 Fair market value \$1,000

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be **removed or demolished.**