

**MEETING MINUTES 6513 N. 52<sup>ND</sup> DRIVE**

**CITY OF GLENDALE  
BUILDING SAFETY DEPARTMENT**

**CONFERENCE ROOM B3  
5850 WEST GLENDALE AVENUE  
GLENDALE, AZ 85301**

**WEDNESDAY, FEBRUARY 25, 2015  
10:00 AM**

Hearing Officer Harold Merkow called the meeting to order at approximately 10:11 am.

CITY STAFF PRESENT: Mark Ptashkin, Senior Building Inspector

**PROPERTY ABATEMENT HEARING**

Mark Ptashkin was sworn in by Harold Merkow.

The subject property here is 6513 N. 52<sup>nd</sup> Drive in Glendale Arizona. It has Maricopa county parcel assessor number of 146-07-033. The structure consists of a 751 foot single family dwelling on an approximately 7,000 square foot lot. We were contacted to investigate a possibly unsafe condition at the site due to it being unsecured and structural failures. When we arrived we found that the roof structure of the building is failing and it is near collapse. The interior ceilings have failed and collapsed. A significant note is that the masonry veneer on the front of the home is pulling away from the building and is in imminent danger of collapse. This is occurring at multiple locations around the house. The home is an attractive nuisance as it is unsecured. It is also a public nuisance due to the condition of the structure. The wiring and the plumbing systems of the home have seen significant vandalism and in addition the awning in the front of the building has partially collapsed and is in danger of becoming a wind born projectile. We at the City of Glendale have been unable to ascertain who the legal owner of this property is. It appears that the owner a Mr. Richard Riaza has passed away based on mail that we have received back from the post office indicating that he is deceased. We have taken the additional measure of posting the notices regarding this hearing in the public paper as well as posting it at the property so that it could be viewed. We did that about three weeks ago. Based upon the condition of the home and the fact that we cannot locate any owners of the property, the city would request that we would be given permission to demolish the structure forthwith. The city additionally requests that per our ordinance any and all cost associated with the demolition and hearing process be charged to the property owner as a lien against the real property.

The hearing was concluded at approximately 10:15 a.m. Mr. Merkow will have his decision shortly.

---

Sherry Crasper, Recording Secretary