

MEETING MINUTES 16027 N 67TH LN

CITY OF GLENDALE
BUILDING SAFETY DEPARTMENT

CONFERENCE ROOM B3
5850 WEST GLENDALE AVENUE
GLENDALE, AZ 85301

WEDNESDAY, JULY 2, 2014
9:30 AM

Hearing Officer Harold Merkow called the meeting to order at approximately 9:45 a.m.

CITY STAFF PRESENT: Mark Ptashkin, Senior Building Inspector
Tom Paradise, Building Safety Manager

IMMINENT HAZARD HEARING

Hearing officer Merkow stated the purpose of this meeting is that this property is an imminent hazard. There is no appearance by the respondents.

Mr. Mark Ptashkin, on behalf of the City of Glendale, stated there was a fire on December 29th 2011. The fire department discovered that not only the main structure the mobile home was occupied but additional structures such as the R.V. and a couple of storage sheds at the back of the property were being used as dwellings. In reviewing the installation fires assessment was that the structures were unsafe and they contacted Building Safety for additional assistance due to the nature of the hazards. Upon arriving we indeed found that the structures has been occupied illegally, a significantly unsafe electrical system throughout. The storage shed or the make shift structure on the south west end of the property was just put together to make a roof and two walls. There were no provisions for cooking heat or sanitation in any of the structures other than the main building. Additionally the roof structure in the mobile home itself was near collapse in a portion of the facility. Due to the conditions that were found the property was posted as unsafe to occupy. On November 18th 2013 a status check found that the mobile home was again occupied without obtaining a building permit or inspections. At that time the occupant was asked to vacate the structure and informed them that they could not live there until such time as the property was brought into compliance. Since that time we have received several additional complaints from the neighborhood. Citizens stating that people are coming and going from the structure and on the status checks that we have performed we have found the property

unsecured and found that it is being vandalized. Every time that we do arrive the property is deteriorating. Based on the past history of the property, the imminently unsafe conditions as well as the property being an attractive and public nuisance, the City of Glendale respectfully requesting permission to demolish all structures on site and dispose of any and all materials in an appropriate manner. All costs associated with this process will be accessed to the property owner with lien placed upon the real property.

A public witness Jon Day testified that a he bought a house behind that house. When it rains there are mosquitos in the back yard and the yard is full of trash. No front door is on the property. There were people living in the shed behind the house. He has met the home owner Eddy Rodriguez and asked when he was going to repair the property? He said when he was forced to. This is a hazard to the community. Several RV's on the property were occupied and stealing electric. There have been some chop shops in this neighborhood. Two and a half cars were found and hauled away from this property. Meth labs have been found in this property.

A public witness Barbara Davis testified that she lives across the street and knew that a man was burned very badly that was living in an RV on the property. She was told by the fire department that he didn't die. We have seen people going in and out even though the property has been condemned. She can see the signs posted. It just an eye sore and it is trouble. We worry about smoke and fire in the back yard. There is always smoke even at this time of year.

Mark Ptashkin made a confirmation that the man that was burned was Eddy Rodriguez. He has been responsible for all the activity at the property but he is not listed as the property owner. Mark cannot find any legal tie for him to the property.

The hearing was concluded at Hearing Officer Harold Merkow will have his decision shortly.

Sherry Crapser, Recording Secretary