

**MEETING MINUTES 6818 W. GREENWAY ROAD**

**CITY OF GLENDALE  
BUILDING SAFETY DEPARTMENT**

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

**WEDNESDAY, JULY 2, 2014  
10:00 AM**

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

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

Property Owner Present: Catherine Munson

**IMMINENT DANGER HEARING**

The subject property was originally involved in a fire in 2007. Due to the intensity of the fire the structure was a total loss. After the fire the property owner moved a recreational vehicle on site to reside in. It should be noted that this area, Granada Estates, does not allow such use as outlined in the City of Glendale's zoning ordinance. At that time the owner was also illegally discharging raw sewage directly to the surface of the lot with the overflow draining into an adjacent lot. Subsequently the recreational vehicle was removed.

Shortly after the RV was removed the property owner then was able to have another manufactured home installed on the lot and occupied without obtaining electrical clearance.

On May 4<sup>th</sup> 2011 the Glendale Police Department contacted the Building Safety Department regarding, what they thought were unsafe conditions at the subject property. Building Safety personnel found numerous conditions, including storage sheds and tents on the site that were being utilized as dwellings. Due to the unsafe conditions the property was posted as unsafe to occupy.

On December 13<sup>th</sup> 2011 a hearing was held at which time the hearing officer found that the structure was imminently unsafe and ordered its repair or removal.

The property owner was able to complete all repairs on March 28<sup>th</sup> 2012 at which time the Building Safety Department issued a final approval of all work and allows the structure to be occupied.

On April 18<sup>th</sup> 2013 the Building Safety Department was contacted by Glendale Police Department regarding conditions at the property they felt were unsafe. After an initial investigation the property again was posted as unsafe to occupy.

On May 14<sup>th</sup> 2013 Glendale Police are notified of an individual trespassing on the property.

On October 1<sup>st</sup> 2013 Glendale Police contact the Building Safety Department and inform them that the property is being occupied.

On May 2<sup>nd</sup> 2014 the property owner, Mrs. Munson was found illegally occupying the home by the Glendale Police Department. After a search of the premises, Mrs. Munson was found hiding under the kitchen sink.

Since April 18<sup>th</sup> 2013 the property owner has made no effort to abate the hazards at the property, they have failed to properly secure the property, they have illegally entered the structure or have allows others to enter the structure and have noted that other individuals were entering the property without their permission.

Based upon the past history of the property, the imminently unsafe conditions as well as the property being both an attractive and public nuisance, the City of Glendale respectfully requests 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 a lien being placed upon the real property.

Mrs. Munson testified that her house is a brand new house. There is nothing wrong with the structure. There is too much stuff on the property I agree. Why were we allowed to enter the property three times last year? The reason I haven't done anything is because I don't have \$1400.00 to pay for prior meetings. I did not know when they were. The state had approved the property. I had to pay for permits again after I had paid the state all that money. I had green tags that were removed. I was told on the second notice to move all stuff out of walkways and rehang smoke alarms. I requested a continuous meeting myself to fix the problems. I don't understand how a permit can cost \$600.00 and meetings can cost \$700.00.

Mr. Ptashkin asked Mrs. Munson if she had any documentation that he allowed her to enter the property.

Mrs. Munson said that she had an email but she did not have it with her.

Mr. Merkow gave Mrs. Munson until Monday July 7, 2014 to provide proof of permission to enter the property. He also asked if this was the correct address to receive the verdict by mail. Mrs. Munson verified her address as correct.

Mr. Merkow closed the hearing and will make his decision in the next few days.

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Sherry Crapser, Recording Secretary