



August 17, 2015

Subject: **Re-scheduled hearing date** for unsafe structures located at:  
7241 W. Bethany Home Road, Glendale, AZ 85303  
Parcel: 144-21-307A  
Legal Description: See Exhibit "A"

Dear Sir,

On February 19<sup>th</sup> 2013 the City of Glendale's Building Safety Department conducted an inspection of your property due to a complaint regarding the conditions of the home. Upon arriving at the property we found many conditions which caused the Building Safety Department to declare the structure and imminent hazard and post it as unsafe to occupy as required by the International Building Code (IBC) Section 116.5.2.

Upon inspecting the structure, a number of unsafe conditions were discovered; these include but are not limited to:

- The home on the property lacked the necessary equipment and provisions to allow it to be occupied including;
  - No heat or ventilation.
  - Improper emergency egress.
  - Unsafe electrical system.
  - Missing smoke detectors.
  - No water to the home.
- The home has not heat.
- Electricity appears to be supplied via an extension cord and generator, Glendale does not allow a generator to supply power to a home.
- Exposed electrical conductors with no insulation.
- Electrical panel/service has been removed.
- Spliced conductors exposed and easily accessible, many without junction boxes.
- Improper and unsafe grounding of equipment.
- Missing cover plates or junction box covers.
- Work performed on the property that requires inspections and permits. (room addition)
- No provisions for the preparation of food.

Those conditions were considered imminently unsafe, per IBC sections 116.3. 1, 7, 8, 9, 12, 13, 15, 16, 19 and 20 as well as the International Property Maintenance Code sections 506.2, 602.1, 602.2, 603.1, 604.1, 604.2, 604.3, and 605.1.

Subsequently, despite the posting of the property as Unsafe to Occupy, the structure was still being used as a dwelling. As a result of the illegal use and occupancy of the structure a hearing



was held on July 10, 2013. After that hearing, the Hearing Officer rendered a decision that stated:

It is the decision of the undersigned hearing officer that the subject property located at 7241 W. Bethany Home Road, Glendale, Arizona is unsafe, a public nuisance, and a hazard preventing occupancy, all of which authorizes the City of Glendale to demolish the structure(s) on the subject property forthwith. However, if the property owner secures the structure within 60 days of the date of this Decision by removing all personal possessions from the structure, securing the property from the inside of the house to make the house look occupied by replacing all broken windows and installing black boards against the windows from the inside, keeping the property free of all pets and animals, not storing any personal possessions or items in the structure, not allowing litter or debris around the property, obtaining all required permits before performing any work, and that no one occupies the structure before permits are issued by the Department allowing occupancy, demolition may be deferred. In the event that the Department does not verify compliance with all of the conditions for deferral no later than September 20, 2013, the structure be immediately demolished, the property be assessed the costs of such demolition, and a lien placed against the subject property with the Maricopa County Recorder's Office for the costs of such demolition.

As of the date of this letter, no building permits have been issued, no inspections have been made and the property is again being used as a dwelling in direct violation of the Hearing Officer's Orders and previous notices from the Building Safety Division.

Due to the condition of the property and its continued use, the City of Glendale **has re-scheduled a public hearing for 9:30 A.M September 23, 2015** at 5850 W. Glendale Avenue, Glendale Arizona in room B3. Parking is available in the adjacent parking garage. At this hearing you will asked to provide testimony as to the conditions of the property and provide justification for the lack of action and its continued occupation. The City will present arguments to move forward with the demolition of the structures as they have become a public nuisance.



Please note that the City of Glendale has the authority to repair or demolish the structures, as outlined in IBC section 116.5.2.1 if the aforementioned items are not addressed. The costs of such work would be assessed to the property owner and placed as a lien against the real property.

If you or any other parties of interest have any questions or need assistance please contact me at: 623-930-3137.

Sincerely

Mark Ptashkin  
Senior Building Inspector  
Building Safety Department



## EXHIBIT A

### Legal Description:

The North 263.35 feet of the East half of the West half of the West half of the Northeast quarter of the Northwest quarter of Section 13, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT any portion lying within the following described property:

The South 113.42 feet of the North 263.35 feet of the East half of the West half of the West half of the Northeast quarter or the Northwest quarter of said Section 13;

EXCEPT the East 25 feet;

ALSO EXCEPT any portion lying within the following described property:

The South 22.00 feet of the North 55.00 feet of the East half of the West half of the West half of the Northeast quarter of the Northwest quarter of said Section 13;

TOGETHER WITH BEGINNING at the Southeast corner of the North 55.00 feet of the East half of the West half of the West half of the Northeast quarter of the Northwest quarter of said Section 13;

THENCE Westerly along the South line of the North 55.00 feet of the East half of the West half of the West half of the Northeast quarter of the Northwest quarter of said Section 13 a distance of 15.00 feet;

THENCE Southeasterly to a point on the East line of the East half of the West half of the West half of the Northeast quarter of the Northwest quarter of said Section 13 which is 15.00 feet Southerly of the point of beginning;  
THENCE Northerly along the East line of the East half of the West half of the West half of the Northeast quarter of the Northwest quarter of Section 13, a distance of 15.00 feet to the POINT OF BEGINNING.