



To: BZA/PRC  
From: Jason Foster, Community Development Administrator  
Date: September 27, 2022  
Subject: Staff Report for PRC 22-04 2417 Marcia Drive

### Summary of the Request

The property at 2417 Marcia Drive was placed in violation of Property Maintenance Code 1450.31 (j), Outdoor Storage and 1450.31 (a), Sanitation on August 22, 2022. The property was vacated prior to the violation process beginning. Upon inspection, it was discovered that “junk” items were left in the rear yard, a boat was left in the rear yard, and the rear fence is damaged to the point of being dangerous to adjacent properties. No response was given to any notice sent.

### Applicant Information

Gary Kohl, Owner

### Current Zoning District

R-1B

### Parcel Identification

L35000200080006100

### Additional Actions or Next Steps to be taken by the City

If approved by this Board, the City will remedy the violations and assess the property

### Applicant’s Reason for the Request

N/A

### Surrounding Land Use within 1,000 Feet

Residential
<b>Previous Related Development Decisions in the Immediate Area (3-5 Years)</b>
N/A
<b>Comprehensive Plan Applied to the Geographical Area</b>
N/A
<b>Existing Public Utilities</b>
N/A
<b>Soil Survey Data</b>
N/A
<b>Classification of Streets, Traffic Volumes &amp; Direction, Planned Improvements</b>
N/A
<b>Flood Plain Information</b>
N/A
<b>Comments from City and County Agencies</b>
N/A
<b>Supporting Maps &amp; Graphics</b>
See Attached
<b>Staff Recommendation</b>
Staff recommends the removal of all items in violation of the Code, moving the boat onto a hard surface, and removing damaged portions of fence.