



To: BZA/PRC
From: Jason Foster, Community Development Administrator
Date: May 16, 2023
Subject: Staff Report for PRC 23-01 7410 Wilmington Pike

Summary of the Request

The property at 7410 Wilmington Pike was placed in violation of Property Maintenance Code 1450.31 (a), Sanitation on March 29, 2023. The property was vacated prior to the violation process beginning. Upon inspection, it was discovered that a tree had fallen in the rear yard and junk was present on the property. The tree fell into the neighboring property as well. The neighbor trimmed and removed the fallen from their property and repaired the damage to the fence. No response was given to any notice sent.

Applicant Information

Timothy and Jolene Holtz, Owner

Current Zoning District

R-1B

Parcel Identification

L35000200120001100

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
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
N/A
Existing Public Utilities
N/A
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
N/A
Comments from City and County Agencies
N/A
Supporting Maps & Graphics
See Attached
Staff Recommendation
Staff recommends the removal of the fallen tree and junk from the property.