



To: BZA/PRC
From: Michaela Grant, Community Development Administrator
Date: October 7, 2024
Subject: Staff Report for PRC 24-01 4068 Eckworth Drive

Summary of the Request

On May 16, 2024, the property at 4068 Eckworth Drive was placed in violation of Property Maintenance Code Sections 1450.32 (g) Roofs and Drainage and 1450.31 (j) Outside Storage.

Two blue tarps cover sections of the roof, and the property owner, Mr. Douglas Short, has indicated that the tarps cover damage and are in place to prevent water from entering the house. This is a violation of Property Maintenance Code Section 1450.32 (g) Roofs and Drainage.

Various items, which include what appears to be a water heater, miscellaneous items placed in multiple plastic trash receptacles, and other items seemingly intended for disposal, are in the rear yard between the house and the detached garage. Additionally, a pile of wood exists in the rear yard. This is a violation of Property Maintenance Code Section 1450.31 (j) Outside Storage.

A Warning Notice (first letter) was mailed for each violation on May 16, 2024, with the reinspection date of May 24, 2024. The reinspection of both violations on May 28, 2024, showed no change, and a Notice of Violation (second letter) was mailed with the reinspection date of June 7, 2024, as a result.

The reinspection of both violations on August 22, 2024, showed no change in either violation. Staff contacted Mr. Short by phone to address the issues and request a plan to achieve compliance. A plan was not provided, and in lieu of such, Staff gave a 30-day extension to rectify the two violations and explained the process regarding bringing the violations before the Property Review Commission.

A 24-Hour notice (third letter) was mailed on August 22, 2024, with the final inspection date of September 23, 2024. This final inspection performed on September 24, 2024, showed no change in either violation, although one of the tarps was torn at that time.

Applicant Information

Douglas P. Short

Current Zoning District
R-1B
Parcel Identification
L35000200110010500
Additional Actions or Next Steps to be taken by the City
<p>The next steps are as follows for each violation:</p> <p>If approved by this Board, the City will forward the case of the violation of the Property Maintenance Code Section 1450.32 (g) Roofs and Drainage for prosecution.</p> <p>If approved by this Board, the City will seek a Court order to access the property to remedy the violation of the Property Maintenance Code Section 1450.31 (j) Outside Storage by means of abatement and assess the property.</p>
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

For the violation of Section 1450.32 (g) Roofs and Drainage, Staff recommends the approval to forward the case for prosecution.

For the violation of Section 1450.31 (j) Outside Storage, Staff recommends the approval to seek a Court order to enter the property and remedy the violation by means of abatement.

