



To: BZA/PRC  
From: Jason Foster, Community Development Administrator  
Date: March 15, 2022  
Subject: Staff Report for PRC 22-01 33-35 S. Main St.

### Summary of the Request

The property at 33-35 was placed in violation on January 25, 2022, for the following violations:

1. Junk, trash, and debris in the rear yard (Property Maintenance Code Section 1450.31 (a))
2. Having constructed an accessory building with no permit and placed too close to the property line (Zoning Code Section 18.05A)

### Applicant Information

Darlene Pierce, Owner

### Current Zoning District

R-1B

### Parcel Identification

L35000200050005300

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

If abatement is approved, the City will remedy the violations and incur costs on the property owner

### Applicant's Reason for the Request

N/A

### Surrounding Land Use within 1,000 Feet

Commercial, Single-family residential, multi-family 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>
Water, electric, gas, sanitary sewer
<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 junk, trash, debris, and the non-compliant accessory building.