

Case #: 984

Case Date: 11/18/24

Case Type:

Complainant Name: Code Enforcement

Complainant Address: 1442 Jackson Ave

Complainant Phone: 8506386350

Description: Disrepair

Status: Active

Assigned To: Tamara Donjuan

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
00000000-00-2162-0000	1213 JOHNSON AVE	9 4 13 ORB 1018 P 404 LOT H	WALLACE IRVIN SMITH ESTATE & HEIRS		Low Density Residential

Activities

Date	Activity Type	Description	Employee	Status
11/18/2024	Inspection	Structures in disrepair	Tamara Donjuan	Completed
11/18/2024	Re-Inspection	Mail is being returned unclaimed. Property is still in non-compliance.	Tamara Donjuan	Completed
12/16/2024	Re-Inspection	Property is still in non-compliance.	Tamara Donjuan	Completed
01/30/2025	Posting for Hearing	Property is not in compliance.	Tamara Donjuan	Completed
01/30/2025	Posting for Hearing		Tamara Donjuan	Assigned

Violations

Date	Violation	Description	Notes	Status
11/18/2024	22-2.n.1 NUISANCE - Definitions: Nuisance	Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.		Active
11/18/2024	22-2.n.2 NUISANCE - Definitions: Nuisance	Any continuing condition or use of a premises, building exteriors or of land which unreasonably annoys, injures, or endangers the comfort, health, repose, privacy, or safety of the public through offensive odors, noises, substances, smoke, ashes, soot, dust, gas fumes, chemical diffusion, smog, flooding, disturbance and vibrations of earth, air, or structures, emanations, light, sights, or entry on adjoining property by persons or vehicles.		Active
11/18/2024	22-3.1 NUISANCES - Conditions and Conduct	A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.		Active
11/18/2024	22-3.3 NUISANCES - Conditions and Conduct	Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.		Active
11/18/2024	22-3.4 NUISANCES - Conditions and Conduct	Any attractive nuisance dangerous to children and the welfare of the general public shall be defined as any form of abandoned or broken equipment, partially destroyed buildings, sheds or storage buildings; unfenced pools, excavations or wells; junk or		Active

abandoned vehicles or boats; and freezers, refrigerators, washing or drying machines, stoves or dishwashers.

Notes

Date	Note	Created By:
2025-04-23	Photos taken day before hearing of the property that is still in noncompliance.	Tamara Donjuan
2025-02-27	Reposting property and city hall with the correct hearing date. Remailed by regular mail to the owner the correct hearing date.	Tamara Donjuan
2025-01-30	Posting property and city hall and sending by certified mail. Will cancel if in compliance.	Tamara Donjuan
2024-12-16	Sending a new NOV the first letter has the correct address on green card and receipt but a old address on envelope. Sending a new letter with all corrections. Certified mail is being returned due to unclaimed.	Tamara Donjuan
2024-11-18	Certified mail sent to owner with photos and violations allowing 21 days for compliance. Will work with owner if asked.	Tamara Donjuan

Uploaded Files

Date	File Name
04/23/2025	
04/23/2025	
04/23/2025	

04/23/2025



04/23/2025



04/23/2025



02/27/2025



02/27/2025



01/30/2025



01/30/2025



11/18/2024



11/18/2024



11/18/2024



11/18/2024



11/18/2024

