

Case Number	Violation Address	Owner or Occupant	Status or Conditions
MINIMUM HOUSING			
HC-20-02	property near intersection of East Ryder Avenue and Coldwater Street	David Richard Wood	abandoned dilapidated mobile office or classroom structures. Hearing held on 03-29-2021. Finding of Facts and Order issued to Repair or Demolish by 10-06-2021. Owner has submitted development plans for review. Pending results of that review and other possible actions concerning the deadline. On hold.
HC-21-04	314 Town Street	Ruth C Deadmon	occupied dwelling without water, sewer or electric services. Notices issued and have met with occupants on multiple visits. Hand delivered a copy of the Notice to vacate by 02-15-2023 and mailed it also. Due to non-compliance, Civil Penalties have been initiated. Occupants have called concerning the penalties and excuses. No change and persons still living in the house. Will schedule full inspection and proceed with additional enforcement actions.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-21-05	615 South Main Street	Jose Ivan Perez Perez (11-02-22)	Substandard housing conditions. Property has now been sold three times within the five months. Renovations continue. Will continue to monitor for completion.
HC-21-08	317 East Corriher Street	Gail D Jackson	unsafe and unsanitary conditions inside and outside the house. Conducted inspection with warrant. Hearing scehduled for 01-11-2023 @ 10:00. Owner did not show but called later. Hearing held on front porch with decision she will continue with clean up and I will conduct periodic inspections until compliance is met. Will conduct follow up inspection in next couple of weeks.
HC-21-10	1110 South Highland Avenue	Kameron B Branon, Harrion A Beave III, and Hunter M Beaver (01-18-22)	Abandoned house and property. The ownership has changed through the actions of the estate. Nuisance issues have been abated and house is under renovation, near complete. CLOSED 05-03-23
NUISANCES			

TOWN OF LANDIS

5/3/2023

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PN-20-01	510 East Ryder Avenue	Solutions Home Buyers LLC (04-27-23)	various forms of trash, debris and other similar materials. Home is in disrepair also. Solution Home Buyers has taken possession of the property as of 04-27-2023 and is in full clean out mode now. Will continue to monitor.
PN-21-01	616 East Mills Drive & adj lot on Turner Street	Billy Roy & Dollie M Poston	various forms of trash, debris and other similar materials, junked/nuisance vehicles. Vehicles have been removed, with only a few items remaining on the front porch. Will continue to follow up.
PN-22-12	201 Everhart Avenue	Mary Gray Hilton	large piles of trash, debris in the front yard. Reports of rats and snakes. Property has been cleaned up by owners. CLOSED 05-03-23.
PN-23-02	107 North Meriah Street	James A Hall Jr	various forms of trash, junk, and debris along with multiple junked/nuisance vehicles. Notice issued with deadline of 02-21-23. Owner has taken no action. Spoke to him by phone, with no change in conditions as of today. Will follow up and take enforcement action as needed.

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PN-23-03	418 Town Street	Kimberly Megan Cooper	various forms of trash and debris. CLOSED 05-03-23.
PN-23-04	210-214 Rankin Road	Mary Theresa Martin	Various forms of trash, debris and similar materials. Met on site with the owner and he will begin abatement actions. Will monitor.
PN-23-05	965 Colonial Drive	Karen Garrett	overgrowth, pallets, debris, and possible abandoned house. Notice issued on nuisance issues. Will monitor the housing conditions for further actions.
PN-23-06	709 South Main Street	Thomas McConnell Family LLC	overgrowth and a dilapidate shed. Notice issued.
PN-23-07	707 South Main Street	Carolyn & Jeff Miller	overgrowth. Notice issued
ABANDONED-JUNKED-NUISANCE VEHICLES			
ZONING			

TOWN OF LANDIS

5/3/2023

Case Number	Violation Address	Owner or Occupant	Status or Conditions
Z-23-01	406 South Correll	Isabell Sandoval & Silva A Cortez	construction of a large elevated storage building without permits and in violation of setbacks etc. Met on site with staff and the owners to determine options for compliance. They will work with planning and move the building to a compliant location. Structure has been moved to the approved location. CLOSED 05-03-23.