

Staff Summary Report



Hearing Officer Hearing Date: 7/19/11

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items at the Tilley Property located at 23 West Fairmont Drive.

DOCUMENT NAME: 20110719cds105 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **TILLEY PROPERTY (PL110233 /ABT11020 /CE110231)** (Brandy Zedlar, Inspector; Felix Tilley Jr., property owner) located at 23 West Fairmont Drive in the R1-6, Single Family Residential District.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

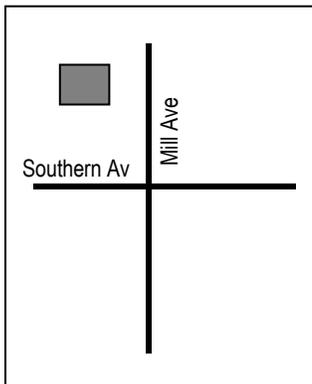
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

FISCAL NOTE: \$660.00 for abatement request, including deteriorated landscape.

RECOMMENDATION: **Staff – Approval of Abatement Proceedings**

ADDITIONAL INFO:



Code Compliance is requesting approval to abate the Tilley Property located at 23 West Fairmont Drive in the R1-6, Single Family Residential District. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE110231: deteriorated landscape.

Due to the history of recidivism of the property owner and several months of attempts to have the site remediated by the property owner, staff is requesting a 180 day open abatement to prevent repeated property neglect and neighborhood decline.

PAGES:

1. List of Attachments
2. Comments; History & Facts/Description

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-11. Code Compliance Report & Photographs

COMMENTS:

Code Compliance is requesting approval to abate the Tilley Property located at 23 West Fairmont Drive in the R1-6, Single Family Residential District. This case was initiated 01/11 following which Code Compliance has attempted to obtain compliance through correspondence with the property owners regarding violations of the Tempe City Code for deteriorated landscape.

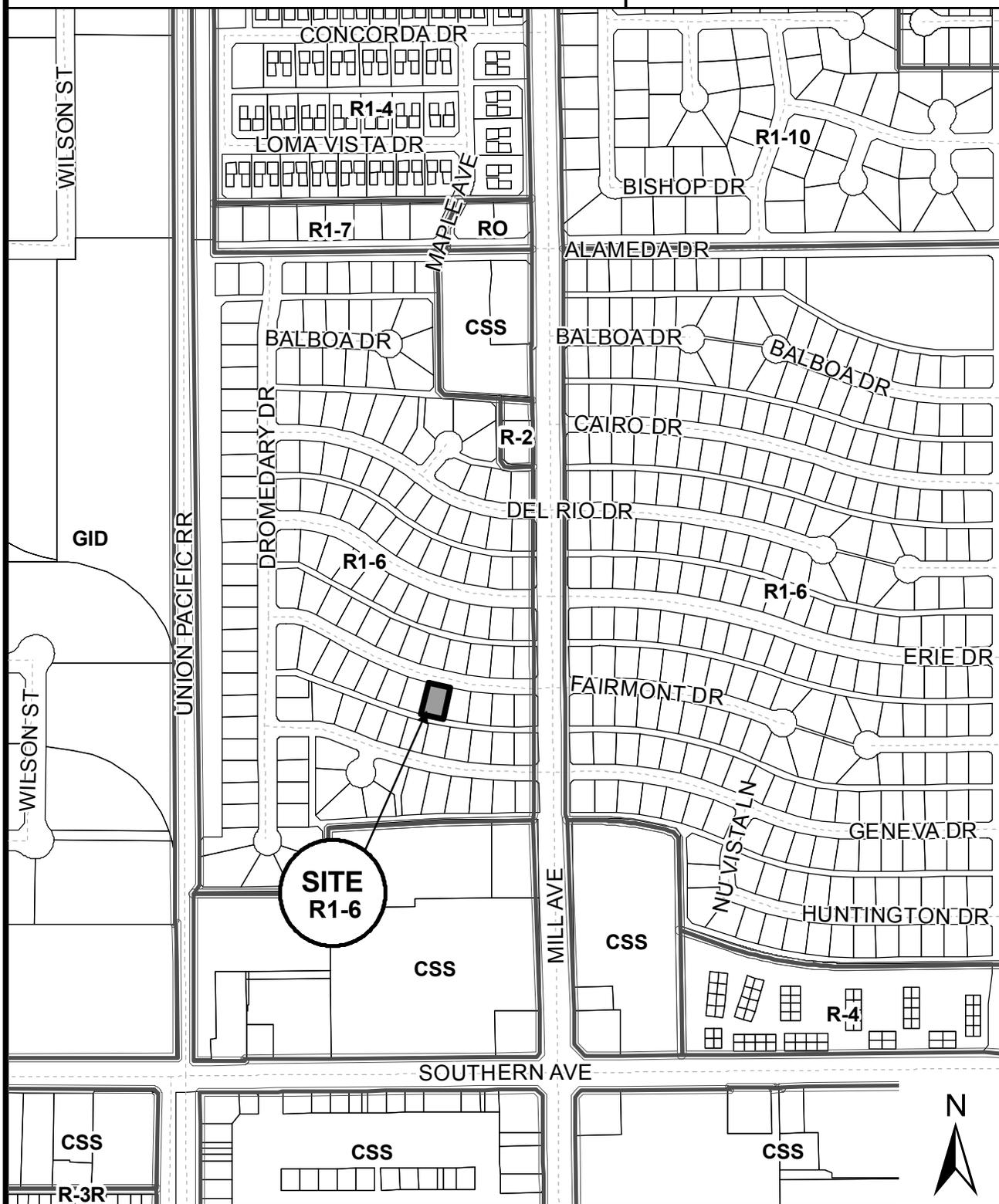
Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve the abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code. Due to the history of recidivism of the property owner and several months of attempts to have the site remediated by the property owner, staff is requesting a 180 day open abatement to prevent repeated property neglect and neighborhood decline

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

TILLEY PROPERTY

PL110233



Location Map



TILLEY PROPERTY (PL110233)

DATE: 6/16/11
TO: Michael Spencer, Sr. Code Inspector
FROM: Brandy Zedlar
SUBJECT: Request to Authorize for Abatement– Reference Complaint #CE110231

LOCATION: 23 W. Fairmont Dr., Tempe, AZ 85282
LEGAL: Parcel #133-29-018, as recorded with the Maricopa County Assessor
OWNER: Felix Tilley Jr.
3560 S. Jester Court
Tucson, AZ 85730

FINDINGS:

1/31/11 – The Neighborhood Enhancement Division received a complaint on the above property concerning deteriorated landscape.

2/14/11 - The property was inspected and found to have one dead tree in the back yard and a small amount of over height grass/weeds in the front and back yard. Due to the fact the property was just abated on 4/30/10, I decided to wait 60 days and then reinspect.

4/08/11 – The property was inspected with no change in its condition. Notice to comply was mailed first class to Mr. Tilley.

4/28/11 – The property was inspected with no change in its condition. Final notice to comply was mailed first class to Mr. Tilley at his Tucson address.

6/16/11 – The property was inspected with no change in its condition. Code Compliance filed for an Abatement Hearing.

PROPERTY HISTORY:

- 9 complaints for deteriorated landscape were received between 2005 and 2011.
- The property was abated for deteriorated landscape on 1/5/10 and 4/30/10.
- Three civil citations were issued to Mr. Tilley for deteriorated landscape in 2007.

RECOMMENDATIONS:

I recommend the approval for abatement at 23 W. Fairmont Dr., which is owned by Mr. Felix Tilley. Mr. Tilley has been given ample time and opportunities to bring his property into compliance and has failed to take any corrective action. Since this property has been a continuous problem and that the owner lives in Tucson, I am requesting approval for continuous abatements in the next 180 days if deemed necessary. There has been no indication from Mr. Tilley that he plans to correct and maintain his property.

Respectfully submitted,
Brandy Zedlar

ACTION TAKEN: Referred to Hearing Officer

NAME: Michael Spencer

DATE: 6/16/11



City of Tempe
P. O. Box 5002
Tempe, AZ 85280
www.tempe.gov
(480) 350-8372
(480) 858-2231 (fax)

Code Compliance Division

NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: June 16, 2011

TO: Felix Tilley Jr
3560 S. Jester Court
Tucson, AZ 85730

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

LEGAL: Parcel # 133-29-018, as recorded with the Maricopa County Assessor.

LOCATION 23 W Fairmont Dr., Tempe, AZ 85282

This office will submit this complaint to the Development Services Abatement Hearing Officer to be placed on the Hearing Officer agenda of July 19, 2011. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of: Those items constituting a violation of TCC 21-3-b-8 which would include the following: landscape clean-up in the front and back yard.

As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct the violation. If the violations have not been corrected within thirty days, our office will proceed with the abatement process. Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be \$660.00. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate for judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480) 350-8372.

Code Enforcement Officer: Brandy Zedlar

Phone Number 480-350-8372



QUICK LINKS ...

Home Contacts *Parcel Search:



Advanced Search Options

*Market Overview

*Residential Similar Property Search

No Parcel Number? Use Advanced Search Options.

*(A parcel number is needed to use these Features)

[New Search](#)

[Printer Friendly Version](#)

Property Information

[View GIS Maps](#)

Parcel #: 133-29-018
MCR #: 09501
Property Address: 23 W FAIRMONT DR
 TEMPE 85282
Property Description: NU-VISTA UNIT 6
Section Township Range: 27 1N 4E
Associated Parcel:

Subdivision Name: NU VISTA 6
Lot #: 345
School Dist: TEMPE SCHOOL DISTRICT
Local Jurisdiction: TEMPE
[Tax District FAQs](#)

Owner Information

[View Tax Information](#)

Owner: TILLEY FELIX E JR
In Care Of:
Mailing Address: 3560 S JESTER CT
 TUCSON AZ 85730 USA
Deed #: 010589743
Deed Date: 7/2/2001

Sales Price: n/a
Sales Month/Year: n/a

Valuation Information

[View Similar Parcels](#)

Tax Year:	2012	2011	2010
Full Cash Value (FCV):	\$115,800	\$144,800	\$154,200
Limited Property Value (LPV):	\$115,800	\$144,800	\$154,200
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$11,580	\$14,480	\$15,420
Assessed LPV:	\$11,580	\$14,480	\$15,420
Property Use Code:	0131	0131	0131
Tax Area Code:	031600	031600	031600

Additional Component Information (for this parcel)

[Valuation](#)

[Characteristics](#)

[Commercial Property Overview](#)

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Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

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Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003
 602-506-3406



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FIRST CORRECTION NOTICE

4-08-2011

FELIX TILLEY JR
3560 S JESTER COURT
TUCSON, AZ 85730

Case#: CE110231
Site Address: 23 W FAIRMONT DR

SITE REINSPECTION ON OR AFTER: 4/26/11

This is a notice to inform you that this site was inspected on **4/06/11** and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Sec. 21-3. Enumerated violations.

- (b) A nuisance includes any one or more of the following conditions:

Violation of the Tempe City Code, Chapter 21-3-b-8

Any landscaping, visible from public property, that is substantially dead, damaged, or characterized by uncontrolled growth, or presents a deteriorated or slum-like appearance; uncultivated plants, weeds, tall grass, uncultivated shrubs or growth (whether growing or otherwise) higher than twelve (12) inches; or any dead trees, bushes, shrubs or portions thereof, including stumps; or any palm or similar type tree having dead or dry fronds descending downward from the base of the lowest living frond more than eight (8) feet or dry fronds longer than five (5) feet and closer than eight (8) feet to the ground.

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

1. Please trim the over height weeds/grass in the front and side yard.
2. Please remove all dead vegetation from the back yard.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Brandy Zedlar
Code Inspector II
email

Direct: 480-350-8623
Code Compliance: 480-350-8372
brandy_zedlar@tempe.gov

Civil and Criminal Penalties

City Code Section 21-3, subsections (b) 1-8, 15 and 17-19; Section 21-4; Sections 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 per violation, 2nd occurrence \$250 per violation, 3rd occurrence \$350 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1st occurrence \$250 per violation, 2nd occurrence \$450 per violation, 3rd occurrence \$650 per violation | Section 21-3, subsections (b) 9-14, 16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$350 per violation, 2nd occurrence \$650 per violation, 3rd occurrence \$950 per violation. | Section 21-25: \$1000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (B) Habitual Offender: 1st occurrence \$500 in addition to other fines, 2nd occurrence \$1000 in addition to other fines, 3rd occurrence, \$1500 in addition to other fines. | Zoning and Development Code: 1st occurrence \$120 per violation, 2nd occurrence \$370 per violation, 3rd occurrence \$770 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



**COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE**

4-28-2011

**FELIX TILLEY JR
3560 S JESTER COURT
TUCSON, AZ 85730**

Case#: CE110231
Site Address: 23 W FAIRMONT DR

SITE REINSPECTION ON OR AFTER: 5/16/11

This is a notice to inform you that this site was inspected on **4/26/11** and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

VIOLATION SECTION:

Sec. 21-3. Enumerated violations.

(b) A nuisance includes any one or more of the following conditions:

Violation of the Tempe City Code, Chapter 21-3-b-8

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PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION:

- 1. Please trim the over height weeds/grass in the front and side yard.**
- 2. Please remove all dead vegetation from the back yard.**

*****If the above required corrections are not satisfied by 5/16/11, the City of Tempe will abate placing a lien on the property for the clean-up costs.**

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Brandy Zedlar
Code Inspector II
email**

**Direct: 480-350-8623
Code Compliance: 480-350-8372
brandy_zedlar@tempe.gov**

Civil and Criminal Penalties

City Code Section 21-3, subsections (b) 1-8, 15 and 17-19; Section 21-4; Sections 21-13; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$170 per violation, 2nd occurrence \$250 per violation, 3rd occurrence \$350 per violation | Sections 21-31, 21-32, 21-33, 21-35, 21-36: 1st occurrence \$250 per violation, 2nd occurrence \$450 per violation, 3rd occurrence \$650 per violation | Section 21-3, subsections (b) 9-14, 16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$350 per violation, 2nd occurrence \$650 per violation, 3rd occurrence \$950 per violation. | Section 21-25: \$1000 per violation plus an additional \$100 for each month after the date of the original violation until compliance occurs. | Section 21-4 (B) Habitual Offender: 1st occurrence \$500 in addition to other fines, 2nd occurrence \$1000 in addition to other fines, 3rd occurrence, \$1500 in addition to other fines. | Zoning and Development Code: 1st occurrence \$120 per violation, 2nd occurrence \$370 per violation, 3rd occurrence \$770 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

JACK HARRINGTON
3831 W AVALON
PHOENIX, AZ. 85019
TEL: (602) 446-2630
FAX: (602) 347-5487
EMAIL: JACKHBOARDUPS@YAHOO.COM

THE FOLLOWING DOCUMENT IS FOR:

NAME: BRANDY
FIRM: CITY OF TEMPE CODE COMPLIANCE

THIS TRANSMISSION MEMORANDUM PLUS 0 PAGE(S)

DATE: 5-31-11

PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE
UNDER CONTRACT # TO8-092-02

ADDRESS: 23 W. FAIRMONT

1. MOW AND REMOVE WEEDS & DEBRIS FROM

FRONT & REAR YARDS	
30 M.H. @ \$22.00/HR.	\$660.00
	=====
TOTAL FOR ABOVE ITEMS	\$660.00

THANK YOU

ACCEPTANCE

JACK HARRINGTON





