



Agenda

City of Kalamazoo – Building Board of Appeals
241 W. South Street
Kalamazoo

July 21, 2016

City Commission Chambers, City Hall

2:00 p.m.

- A. Call to Order:
- B. Roll Call:
- C. Communications and Announcements:
- D. Approval of the Minutes:
- E. Initial Hearings:
 - 1. 117 Reed
 - 2. 1113 Engleman Ave
- F. Re-hearings:
- G. Other Business:
- H. Adjournment:

MINUTES
BUILDING BOARD OF APPEALS
April 21, 2016 2:00 p.m.
City Commission Chambers

CALL TO ORDER

Chair Emig called the meeting to order at 2:00 p.m.

ROLL CALL OF BOARD MEMBERS

Members Present: Richard Emig, Chair, Vice Chair, Gary Wark, Linda Servis, David Hyde, Lyndia Bruckbauer

Members Absent: Charles Kiplinger, Emily Parfet

City Staff: Robert McNutt, Building Official, Carmela Hostiguin, Recording Secretary

NEW BUSINESS

APPROVAL OF PREVIOUS MINUTES

Mrs. Servis, seconded by Mr. Wark moved to approve the minutes of March 17, 2016 as submitted, approved by voice call vote.

APPROVAL OF AGENDA

INITIAL HEARINGS

1517 Portage St. – This property is located in a CO District (Commercial/Residential) in the Southside neighborhood. The 43' X 92' property contains a 1080 sq. ft. 1 story commercial building built in 1915. Nearby uses are residential dwellings and commercial. There are no historic considerations for this property. **JOSEPH A. & GLORIA A. BLANCHARD** are shown as Owners. Owners have Fee Simple and title on record as of 2007. There are delinquent taxes and unpaid tax liens. The 2015 SEV is \$15,100. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$7,217 and that of the entire property \$30,752.

Mr. McNutt stated as of March 31st 2016, the property went back to the County Treasurer for failure to pay property taxes. House was condemned for meth; exterior dwelling unit and garage is deteriorated, tarp on the roof, missing shingles and tarp on roof have now been ripped away leaving all the roof decking exposed. Mr. McNutt was at property about a month prior to the April 21st BBA meeting, and found an open door. Door has been secured by the City. Interior ceiling on the first floor has collapse due to the rainy weather.

Staff recommends adoption of the following motion:

The building Board of Appeals finds that the structure and grounds at 1517 Portage St. constitutes a “Dangerous Building” and a blight due to the conditions and violations detailed in the 03/30/2016 Building Board of Appeals Notice of Determination and Hearing. **The owner, which is now the county, is ordered to obtain new permits and commence either demolition or exterior and structural repairs by April 29, 2016 and complete all exterior and structural repairs or demolition by May 20, 2016**, based on conditions ordered by City Building Board. Conditions include: property must be boarded up and secured, and all delinquent taxes must be paid up to date. Mr. McNutt mentioned the County Treasurer, Mary Balkema, sent the City a list of properties that they would like to demo, and this is one of those properties. If the board finds this to be a blighted property; Mr. McNutt stated he will issue a blight notice for this which will in fact move forward the County’s request for demolition.

There were no comments from the public.

Chair Emig closed the public hearing.

FINDING OF FACT

Mr. Wark moved the Finding of Fact as follows:

1. The Finding of Fact for 1517 Portage St. shall include all information included in the notice of public hearing dated March 30th, 2016 and the summary information.

Mrs. Servis seconded the Finding of Fact.

Motion approved for the Finding of Fact by voice vote unanimously.

Mr. Emig moved to approve the application, to accept the Staff Recommendations as stated, seconded by Mrs. Servis.

Motion approved by roll vote unanimously.

ANNOUNCEMENTS

OTHER

Mr. McNutt gave an update on the following properties.

1950 Portage St.; owner came in to office on April 20th 2016, and picked up report. Mr. McNutt reiterated that the deadline was April 24, 2016 and had not heard from the owner's legal representation, either. Mr. McNutt mentioned the owner is a City employee and he came in a couple days before the deadline to pull permits, however; he only picked up the report. He has not heard of any other information regarding this address.

429 Reed Ave.; Mr. McNutt stated he has not heard anything regarding this property, no contact from owner.

1031 W Paterson St.; Mr. McNutt advised there is a tenant that has his belongings in the rear building behind the property. He mentioned the tenant has not been able to contact the owner to be able to remove his items. Mr. McNutt stated, at the time, he wasn't aware there was a tenant renting out space.

ADJOURNMENT

Mr. Emig moved to adjourn the meeting.

With a unanimous vote the meeting was adjourned at 2:25 p.m.

Submitted by: _____ Date _____

BBA Recording Secretary
Carmela Hostiguin

Reviewed by: _____ Date _____

Building Official
Robert McNutt

Approved by: _____ Date _____

BBA Chair
Richard Emig

DRAFT



KALAMAZOO DEVELOPMENT CENTER
415 Stockbridge Avenue
Kalamazoo, MI 49001
Ph. 269.337.8026
www.kalamazoo.org

**DANGEROUS BUILDING
NOTICE OF DETERMINATION & HEARING**

06/28/2016

**FUENTES, ELIAS
117 REED ST
KALAMAZOO, MI 49001**

The building at **117 REED AVE, CCN# 06-22-397-009**, has been determined by the City Building Official to be a **DANGEROUS BUILDING** which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area. Conditions in violation include but are not limited to the following.

VIOLATIONS: FACIA AND SOFFET ARE DETERIORATING. PEELING PAINT, NO UTILITIES; SEVERAL WINDOWS FRAMES ARE DETERIORATING. ROOF HAS FAILED AT REAR OF HOUSE, SIGNIFICANT DAMAGE TO INTERIOR OF HOUSE. SIDE PORCH ENTRY HAS FAILED.

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: DATES: 04/01/2015, 05/07/2015, and 03/09/2016

**A HEARING IS SCHEDULED TO BE HELD BEFORE THE
BUILDING BOARD OF APPEALS
THURSDAY, JULY 21, 2016 AT 2:00 PM IN THE
COMMISSION CHAMBERS, KALAMAZOO CITY HALL
241 W. SOUTH ST, KALAMAZOO, MICHIGAN**

This hearing gives you the opportunity to dispute the City's determination. You have the right to be represented by legal counsel and may submit evidence and make arguments concerning the factual and legal issues of the case. You may request that the Board act to: 1) determine that the building is not a dangerous building, 2) determine that this letter is in error, illegal or unauthorized, 3) extend the deadline to perform the required repairs, or 4) modify the required repairs.

You will be billed a fee of **\$275** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$165** for the referral to the DBB, **\$165** for the initial hearing, or **\$110** if this is a re-hearing. The owner has the right to appeal the Board's decision within twenty-one days to the Circuit Court.

If you have further questions, please contact us at the address or phone number above.

Sincerely,

Robert McNutt
Building Official

cc: CP&D Property File
BBA Board Members

BBA PROPERTY INFORMATION SUMMARY

For July 21, 2016 Meeting

117 Reed Ave – This property is located in a RESIDENTIAL/MULTI DWELLING District (Use Zone RM15) in the Edison neighborhood. The 33' X 132' (0.10 acre) property contains a 940 sq. ft. 2 story residential dwelling built in 1886. Nearby uses are residential and commercial. There are no historic considerations for this property.

Elias Fuentes is shown as Owner with no existing mortgages. There have been four tax liens dated back to 2003.

Delinquent taxes showing as owed have been found and are payable to the County Treasures (Contact them for the exact amount): As of 06/03/2016.

2015 Summer Tax Amount: \$465.73 Paid

2015 Winter Tax Amount: \$252.02 BASE

2015 TAXES: \$274.70 JULY PAYOFF

Invoices: \$75.00 NOW DUE AND PAYABLE

Check with the City Treasurer to see if additional interest and penalties

Any and all conditions not yet resolved that were cited as violations in Correction Notice(s) dated on or about: 04/01/2015, 05/07/2015, and 03/09/2016

VIOLATIONS: FACIA AND SOFFET ARE DETERIORATING. PEELING PAINT, NO UTILITIES; SEVERAL WINDOW FRAMES ARE DETERIORATING. ROOF HAS FAILED AT REAR OF HOUSE, SIGNIFICANT DAMAGE TO INTERIOR OF HOUSE. SIDE PORCH ENTRY HAS FAILED.

Structural and exterior repairs for the building are estimated to cost approximately \$42,000. Estimated costs for demolition are approximately &12,000. The 2016 SEV is \$13,000. According to Assessor records, the Estimated True Cash value of the land alone is approximately \$12,134 and that of the entire property \$26,194.

Finding of Fact by: _____ Support: _____ Vote: _____

Staff recommends adoption of the following motion.

The Building Board of Appeals finds that the structure and grounds at 117 Reed Avenue constitutes a “Dangerous Building” and a blight due to the conditions and violations detailed in the 06/28/2016 Building Board of Appeals Notice of Determination and Hearing.

The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by July 29, 2016 and complete all exterior and structural repairs or demolition by August 25, 2016.

Further, if the required action is not completed by either deadline, the City is authorized by the Building Board of Appeals to take any and all legal actions necessary to cause full compliance and eliminate said danger and blight. This includes performing the demolition or repair, either by City personnel or by contracting with a third party; acquisition of the property through eminent domain for repair or demolition; action in a court of law; or other appropriate means to gain compliance. All costs associated with these actions shall be assessed against the property. The owner has the right to appeal the Board’s decision within twenty-one days to the Circuit Court.

The estimated costs are as follows: Structural and exterior repairs – \$42,000; Demolition – &12,000. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.

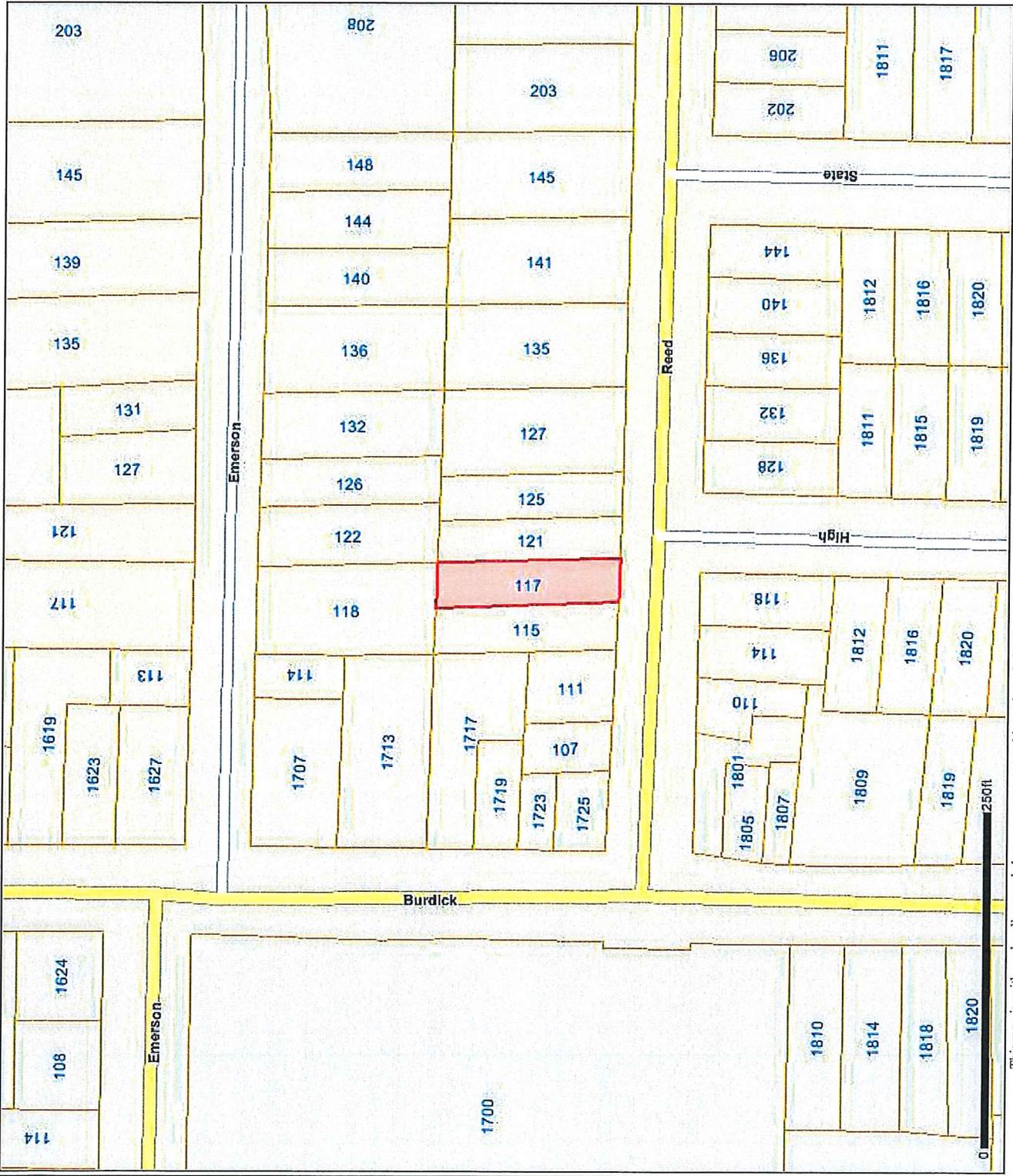
Motion by:

Second by:

Vote:



- Selected Features
- County Boundary
- City Limits
- Construction Sites
- Streets
- Freeway
- Major Arterial
- Minor Arterial
- Ramp
- Trails
- Roads
- Streets
- Freeway
- Major Arterial
- Minor Arterial
- Ramp
- Roads
- Water Features
- Surface
- Culvert
- Water Features
- Parcels
- Municipalities
- Streets



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and sources regarding the area shown, and is to be used for reference purposes only. Map Created: 6/28/2016



20 2016

CITY OF KALAMAZOO, MICHIGAN

NO. 20877 CERTIFICATE OF SALE

STATE OF MICHIGAN)
) ss.
 County of Kalamazoo)

I, Wade Carlson, City Treasurer of the City of Kalamazoo do hereby certify that I did, on the 18th day of October, 2003, pursuant to Section 89 of the City of Kalamazoo, sell to the City of Kalamazoo, Michigan, by bid of the City Auditor, the lien of the City and the liability for taxes and/or assessments herein enumerated on the real estate herein described, and further sold and assigned and do hereby sell and assign to the City of Kalamazoo, Michigan, a municipal corporation organized and existing under the laws of the State of Michigan, 241 West South Street, Kalamazoo, Michigan, the lien of the City and liability for said taxes and/or assessments on the following described real estate located in the City and County of Kalamazoo, State of Michigan, to-wit:

<u>DESCRIPTION OF REAL ESTATE</u>	<u>AMOUNT OF LIEN AND LIABILITY</u>	
OWNER: FUENTES, ELIAS		
02-R-0622397009	02-21114200	289.95
25380 HITCHCOCK & FISKE ADD E 1/2 OF LOT 7.		

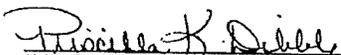
Interest and penalties as provided by the Charter of the City of Kalamazoo shall continue to accrue hereafter. No payment shall be made to the City Treasurer on account of any redeemed tax liability except upon delivery of this certificate or the production of satisfactory evidence of its loss and the furnishing of indemnity satisfactory to the City Treasurer.

This certificate and the lien of the City and liability for such taxes and/or assessments is redeemable at the office of the City Treasurer, within two years after the date of such sale, upon depositing therewith, for the use of the purchaser, the full amount of the assessment or tax for which such real estate was sold, all taxes assessed on such property for any previous years with interest and penalties thereon, and all costs and expenses, incidental to the sale of such property, together with interest in the amount provided in Section 87 of the Charter of said City in addition thereto.


 WADE CARLSON
 City Treasurer, City of Kalamazoo

On this 18th day of October, 2003, before me a Notary Public, personally appeared Wade Carlson, who subscribed the above certificate and assignment and did say that he was the Treasurer of the City of Kalamazoo and the said certificate and assignment was his distinct and deed as such Treasurer, and that he executed the same pursuant to the Charter of the City of Kalamazoo.

Drafted by: Wade Carlson
 241 W. South Street
 Kalamazoo, MI 49007


 Notary Public
 Kalamazoo County, Michigan
 My Commission expires: January 18, 2005



CITY OF KALAMAZOO, MICHIGAN

NO. 30877 CERTIFICATE OF SALE

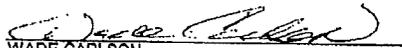
STATE OF MICHIGAN)
 County of Kalamazoo) ss.

I, Wade Carlson, City Treasurer of the City of Kalamazoo do hereby certify that I did, on the 18th day of October, 2004, pursuant to Section 89 of the City of Kalamazoo, sell to the City of Kalamazoo, Michigan, by bid of the City Auditor, the lien of the City and the liability for taxes and/or assessments herein enumerated on the real estate herein described, and further sold and assigned and do hereby sell and assign to the City of Kalamazoo, Michigan, a municipal corporation organized and existing under the laws of the State of Michigan, 241 West South Street, Kalamazoo, Michigan, the lien of the City and liability for said taxes and/or assessments on the following described real estate located in the City and County of Kalamazoo, State of Michigan, to-wit:

<u>DESCRIPTION OF REAL ESTATE</u>	<u>AMOUNT OF LIEN AND LIABILITY</u>
OWNER: FUENTES, ELIAS 03-R-0622397009	03-31114800 293.47
25380 HITCHCOCK & FISKS ADD E 1/2 OF LOT 7.	

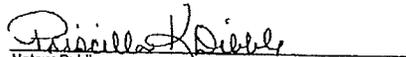
Interest and penalties as provided by the Charter of the City of Kalamazoo shall continue to accrue hereafter. No payment shall be made to the City Treasurer on account of any redeemed tax liability except upon delivery of this certificate or the production of satisfactory evidence of its loss and the furnishing of indemnity satisfactory to the City Treasurer.

This certificate and the lien of the City and liability for such taxes and/or assessments is redeemable at the office of the City Treasurer, within two years after the date of such sale, upon depositing therewith, for the use of the purchaser, the full amount of the assessment or tax for which such real estate was sold, all taxes assessed on such property for any previous years with interest and penalties thereon, and all costs and expenses, incidental to the sale of such property, together with interest in the amount provided in Section 87 of the Charter of said City in addition thereto.


 WADE CARLSON
 City Treasurer, City of Kalamazoo

On this 18th day of October, 2004, before me a Notary Public, personally appeared Wade Carlson, who subscribed the above certificate and assignment and did say that he was the Treasurer of the City of Kalamazoo and the said certificate and assignment was his free act and deed as such Treasurer, and that he executed the same pursuant to the Charter of the City of Kalamazoo.

Drafted by: Wade Carlson
 241 W. South Street
 Kalamazoo, MI 49007


 Notary Public Priscilla K. Dibble
 Kalamazoo County, Michigan
 My Commission expires: January 18, 2005



CITY OF KALAMAZOO, MICHIGAN

NO. 40898 CERTIFICATE OF SALE

STATE OF MICHIGAN)
County of Kalamazoo) ss.

I, Wade Carlson, City Treasurer of the City of Kalamazoo do hereby certify that I did, on the 17th day of October, 2005, pursuant to Section 89 of the City of Kalamazoo, sell to the City of Kalamazoo, Michigan, by bid of the City Auditor, the lien of the City and the liability for taxes and/or assessments herein enumerated on the real estate herein described, and further sold and assigned and do hereby sell and assign to the City of Kalamazoo, Michigan, a municipal corporation organized and existing under the laws of the State of Michigan, 241 West South Street, Kalamazoo, Michigan, the lien of the City and liability for said taxes and/or assessments on the following described real estate located in the City and County of Kalamazoo, State of Michigan, to-wit:

<u>DESCRIPTION OF REAL ESTATE</u>	<u>AMOUNT OF LIEN AND LIABILITY</u>	
OWNER: FUENTES, ELIAS		
04-R-0622397009	04-41115800	303.88

25380 HITCHCOCK & FISKS ADD E 1/2 OF LOT 7.

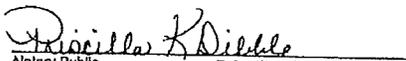
Interest and penalties as provided by the Charter of the City of Kalamazoo shall continue to accrue hereafter. No payment shall be made to the City Treasurer on account of any redeemed tax liability except upon delivery of this certificate or the production of satisfactory evidence of its loss and the furnishing of indemnity satisfactory to the City Treasurer.

This certificate and the lien of the City and liability for such taxes and/or assessments is redeemable at the office of the City Treasurer, within two years after the date of such sale, upon depositing therewith, for the use of the purchaser, the full amount of the assessment or tax for which such real estate was sold, all taxes assessed on such property for any previous years with interest and penalties thereon, and all costs and expenses, incidental to the sale of such property, together with interest in the amount provided in Section 87 of the Charter of said City in addition thereto.


WADE CARLSON
City Treasurer, City of Kalamazoo

On this 17th day of October, 2005, before me a Notary Public, personally appeared Wade Carlson, who subscribed the above certificate and assignment and did say the he was the Treasurer of the City of Kalamazoo and the said certificate and assignment was his free act and deed as such Treasurer, and that he executed the same pursuant to the Charter of the City of Kalamazoo.

Drafted by: Wade Carlson
241 W. South Street
Kalamazoo, MI 49007


Notary Public Priscilla K. Dibble
Kalamazoo County, Michigan
My Commission expires: January 18, 2012



CITY OF KALAMAZOO, MICHIGAN

NO. 50913 CERTIFICATE OF SALE

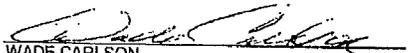
STATE OF MICHIGAN)
 County of Kalamazoo) ss.

I, Wade Carlson, City Treasurer of the City of Kalamazoo do hereby certify that I did, on the 16th day of October, 2006, pursuant to Section 89 of the City of Kalamazoo, sell to the City of Kalamazoo, Michigan, by bid of the City Auditor, the lien of the City and the liability for taxes and/or assessments herein enumerated on the real estate herein described, and further sold and assigned and do hereby sell and assign to the City of Kalamazoo, Michigan, a municipal corporation organized and existing under the laws of the State of Michigan, 241 West South Street, Kalamazoo, Michigan, the lien of the City and liability for said taxes and/or assessments on the following described real estate located in the City and County of Kalamazoo, State of Michigan, to-wit:

<u>DESCRIPTION OF REAL ESTATE</u>	<u>AMOUNT OF LIEN AND LIABILITY</u>	
OWNER: FUENTES, ELIAS		
05-R-0622397009	05-51112100	389.87
25380 HITCHCOCK & FISKS ADD E 1/2 OF LOT 7.		

Interest and penalties as provided by the Charter of the City of Kalamazoo shall continue to accrue hereafter. No payment shall be made to the City Treasurer on account of any redeemed tax liability except upon delivery of this certificate or the production of satisfactory evidence of its loss and the furnishing of Indemnity satisfactory to the City Treasurer.

This certificate and the lien of the City and liability for such taxes and/or assessments is redeemable at the office of the City Treasurer, within two years after the date of such sale, upon depositing therewith, for the use of the purchaser, the full amount of the assessment or tax for which such real estate was sold, all taxes assessed on such property for any previous years with interest and penalties thereon, and all costs and expenses, incidental to the sale of such property, together with interest in the amount provided in Section 87 of the Charter of said City in addition thereto.


 WADE CARLSON
 City Treasurer, City of Kalamazoo

On this 16th day of October, 2006, before me a Notary Public, personally appeared Wade Carlson, who subscribed the above certificate and assignment and did say that he was the Treasurer of the City of Kalamazoo and the said certificate and assignment was his free act and deed as such Treasurer, and that he executed the same pursuant to the Charter of the City of Kalamazoo.

Drafted by: Wade Carlson
 241 W. South Street
 Kalamazoo, MI 49007


 Notary Public Priscilla K. Dibble
 Kalamazoo County, Michigan
 My Commission expires: January 18, 2012

BBA PROPERTY INFORMATION SUMMARY

For July 21, 2016 meeting

1113 Engleman Ave – Owner of Record, Jeremy Jaynes residing at property address 1113 Engleman Ave requested a Building Board meeting for July 21, 2016.

On February 25th, 2016 City Inspector went out to the property listed above, and was found to be in violation of the following: TRASH/DEBRIS NUISANCE 22. Inspector comments noted: Milk cartons, wood piles, items under tarps, ladders, large plastic tanks, entire rear yard is in disarray and is requiring serious attention.

April 20, 2016, update on the property; Inspector notes: Upon completing a re-inspection, no progress has been made or has a time extension been requested. All violation items in various places throughout entire yard remain.

Mr. Jaynes have since been in contact with Bob McNutt, Building Official with the City of Kalamazoo; he is disputing the nuisance enforcement and claiming this is a natural habitat and he believes we should not be citing the property for these violations. He also mentioned it was artwork.

Bob McNutt
Building Official
City of Kalamazoo



Community Planning & Development Department

Code Administration
415 Stockbridge Avenue
Kalamazoo, MI 49001
Telephone: (269) 337-8026
FAX: (269) 337-8513

**NOTICE OF VIOLATION - CHAPTERS 22 & 17
CITY OF KALAMAZOO CODE OF ORDINANCES**

DATE: 02/25/2016

CORRECT VIOLATION BY: 03/06/2016

Owner of Record:

**JAYNES, JEREMY
1113 ENGLEMAN AVE
KALAMAZOO, MI 49048**

**CORRECT VIOLATION(S) BY: 03/06/2016
CASE #: EN16-0871
PROPERTY ADDRESS: 1113 ENGLEMAN AVE
PROPERTY #: 06-14-174-015**

The Kalamazoo Code of Ordinances, Chapters 17 & 22, provides that the exterior of all dwelling units must be kept free of filth, rubbish, garbage or other matter. The full text of the code is available upon request. The property has been inspected and found to be in violation of the following section(s):

TRASH/DEBRIS NUISANCE 22-3A(2) Owner/occupant of any lot/land, public or private, shall not allow, maintain or permit any trash, garbage, rubbish, debris, waste or similar offensive or unsightly material.

INSPECTOR COMMENTS: Milk cartons, wood piles, items under tarps, ladders, large plastic tanks, entire rear yard is in disarray and is requiring serious attention. Please contact me at 269.337.8026 to discuss a plan of action for the clean up of your yard.

Failed efforts will result in the city cleaning up the yard and billing back any assessed cost pertaining to the cleanup back to the owner of record. Contact must be made within 10 business days or enforcement actions will continue.

Conditions in violation include the above-mentioned items, but all items in violation may not be listed. All items constituting a violation must be removed. Anything deemed valuable should be stored properly; otherwise, it will be disposed of if City pick up becomes necessary.

This violation notice has generated a \$77 inspection recovery fee, which will be invoiced. The city will arrange for the removal of said material and bill the expense to the owner or record unless the situation is corrected by **03/06/2016**. If you believe this notice to be in error, please contact the Code Administration Division at (269) 337-8026. If you have questions about the City's solid waste management program, call (269) 337-8215.

Marvella Vincent, Inspector

VincentM@kalamazoocity.org

c: Occupant
1113 ENGLEMAN AVE
KALAMAZOO, MI49001

JAYNES, JEREMY
1113 ENGLEMAN AVE
KALAMAZOO, MI 49048



02/23/2016 14:00



02/23/2016 14:01



Community Planning & Development Department
Code Administration
415 Stockbridge Avenue
Kalamazoo, MI 49001
Telephone: (269) 337-8026
FAX: (269) 337-8513

ENFORCEMENT LETTER – EXPIRED CORRECTION NOTICE
04/20/2016

JAYNES, JEREMY
1113 ENGLEMAN AVE
KALAMAZOO, MI 49048

Subject: 1113 ENGLEMAN AVE
CCN: 06-14-174-015
Case: EN16-0871

Dear Property Owner:

This Enforcement Letter is a result of your failure to comply with a Correction Notice previously provided to you regarding the above referenced property address. The cited violations are overdue for re-inspection.

You must call 337-8026 to schedule an appointment within **Fourteen (14) days** from the date of this letter. If you have not scheduled, you may receive additional enforcement and/or be charged with a criminal misdemeanor. Depending on the severity of the violations, it also may result in referral of your property to the Building Board of Appeals.

By ordinance, each Enforcement Letter automatically generates a fee of \$75. An invoice for this amount will be sent. Failure to pay this invoice will result in the charge being placed as a lien against the property.

If you have any questions concerning this matter, please contact me. It is our hope that the problem can be resolved without further enforcement action.

Sincerely,

Marvella Vincent, Inspector
VincentM@kalamazoocity.org

THE CITED VIOLATIONS WERE:

1113 ENGLEMAN AVE
EN16-0871

TRASH/DEBRIS NUISANCE 22-3A(2) Owner/occupant of any lot/land, public or private, shall not allow, maintain or permit any trash, garbage, rubbish, debris, waste or similar offensive or unsightly material.

INSPECTOR COMMENTS: Milk cartons, wood piles, items under tarps, ladders, large plastic tanks, entire rear yard is in disarray and is requiring serious attention. Please contact me at 269.337.8026 to discuss a plan of action for the cleanup of your yard.

Failed efforts will result in the city cleaning up the yard and billing back any assessed cost pertaining to the cleanup back to the owner of record. Contact must be made within 10 business days or enforcement actions will continue.

4/20/16

INSPECTOR COMMENTS: Upon completing re-inspection, no progress has been made nor have a time extension been requested. All items of violation still remain in various places throughout entire yard. If you are in need of additional time to cleanup your yard, please contact me at 269.337.8026 to make that request, otherwise, enforcement actions will continue every 14 days.