

**LIEN REDUCTION HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

**Case No: 12-0844**

**Date: February 4, 2015**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	None
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	<p>Per case 14-2187 the Building Department hired a contractor to secure the structure. There are hard costs associated with this case.</p> <p>Per case 14-1685 the Code Enforcement Division hired a contractor to bring the landscaping into compliance. There are hard costs associated with this case.</p>
3.) The length of time necessary to bring the property into compliance:	2 years, 3 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	2 including this case
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	10 See attached
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Health related

7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:

Other outstanding liens on this property.