



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 09-
00000090

Violator: CHARLES WELCH

Address: 805 GARDENIA AVE

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Cleaned up exterior landscaping, removed trash containers
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	n/a
3.) The length of time necessary to bring the property into compliance	2 years 5 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Twice
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	15 Lot Clearings, 1 Property Maintenance, 4 Miscellaneous, 5 Code Enforcement Violations,
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	n/a
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	No