

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

**Case No: 21-1145**

**Date: September 19, 2023**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The violations were addressed by obtaining 3 permits for necessary maintenance.
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:	The owner hired contractors to obtain the permits.
3.) The length of time necessary to bring the property into compliance:	2 years
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:	3
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	24, 2 cases currently before the Magistrate that have either fines or a lien, 1 case that was complied, fines reduced and paid; 21 cases were complied prior to a hearing.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner states that they were misinformed about the necessity of a permit for one of the violations, which created a delay in obtaining it. In addition they were family illness and obligations that delayed the process.
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:	2 (two)