

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

Case No: 20-614

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 work that was done on an expired permit was finally completed by renewing the permit (requiring 3 renewals) and obtaining all necessary inspections.
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 a contractor to obtain the permit.
3.) The length of time necessary to bring the property into compliance:	3 years, 4 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:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	2, 1 case currently before the Magistrate that has a lien, 1 Code Enforcement case was 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 he was defrauded by the first contractor hired to do the renovation.
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:	1 (one)