



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 22-0740

Violator: JOSEPH B ZITO

Address: 1901 ORANGE AVE

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Painted where deterioration occurred and trimmed all overgrown bushes, trees, shrubs and grass.
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	1 year
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	Once
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	3 Code Enforcement Violations – all complied timely
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	None