

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda

Wednesday, March 17, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Hybrid/Via
Zoom

Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Alexander L. Bucelo
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, March 17, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference.

An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. **PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.**

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

CALL TO ORDER**ROLL CALL****APPROVAL OF THE MINUTES**

[21-2203](#) Code Enforcement Meeting of February 17, 2021.

Attachments: [CEB Meeting Minutes - February 17 - 2021](#)
[CEB Attendance Sheet - February 17 - 2021](#)

PUBLIC HEARING*SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- Identification of item by Chairperson
- Disclosure statement by Board members
- Presentation by Staff
- Applicant or Agent presentation
- Public comment-support/opposition
- Public comment closes - Board discussion
- Motion, discussion and second of motion
- Board's final comments
- Vote

NEW CASES

[CE279064-071](#) 1129 Sevilla Avenue
[718](#)

Violation Description - Property needs maintenance: walls, walkway, front door and chimney are dirty. Detached garage roof is caving in.

Remedy - Must clean and/or paint property and repair detached garage. Obtain necessary approval and permit.

Owner - Audrey Kaye Est Of

Code Enforcement Officer Schwartz

Attachments: [PHOTOS 7-16-2018](#)
[OWNERSHIP](#)
[EMAIL MARCH - FROM CLAUDIO RAMOS](#)
[EMAIL MARCH 2018](#)
[EMAIL AUG 2018](#)
[EMAIL SEPT 2018](#)
[EMAIL SEPT](#)
[EMAIL](#)
[PROPOSAL](#)
[Code Enforcement Violation Warning-signed](#)
[POSTING CE VIOLATION WARNING](#)
[Notice of Violation](#)
[POSTING -NOV \(1\)](#)
[POSTING -NOV \(2\)](#)
[USPS - NOV](#)
[FWD 1129 Sevilla Email](#)
[NOV Signed](#)
[Overgrown lot Courtesy letter](#)
[Ownership](#)
[Posting photos](#)
[Signed Warning \(1\)](#)
[Summons](#)
[Violation photos](#)

CE290664-011 6921 Sunrise Place
620

Violation Description - Permit BL16047042 expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Real Estate Assets and Invest LLC

Code Enforcement Officer Roman

Attachments: [OWNERSHIP](#)
[PERMIT BL16047042 ACTIONS INSPECTIONS](#)
[PERMIT BL16047042](#)
[SUMMONS TO APPEAR CEB 3.17.21 POSTED 3.4.21](#)
[SUMMONS TO APPEAR CEB 3.17.2021 CE290664 6921 SUNRISE PLACE](#)

CE286136-050 4703 Riviera Drive
319

Violation Description - Permit BL-15-06-5438 Residential addition is expired. Permit is over a year old.

Remedy - Need to re-activate the permit, call for the inspections and close out the permit. Permit needs to be closed out.

Owner - Deborah Gander

Code Enforcement Field Supervisor Sheppard

CE294736-062 10801 Snapper Creek Road
520

Violation Description - The following permits have been open for more than a year: BL-16-05-7158 for (RESIDENTIAL ADDITION) and PL-16-06-6391 (PLUMB COMMERCIAL / RESIDENTIAL WORK).

Remedy - Need to complete, call for inspections and close out permits.

Owner - Armando J De Moya Rachelle De Moya

Code Enforcement Officer Quintana

Attachments: [ownership](#)
[UNB](#)
[warning letter](#)
[warning psotings](#)
[nov letter](#)
[nov postings](#)
[summons to appear](#)
[summons postings](#)
[summons posting affida](#)

CE298983-122 665 Calatrava Avenue
120

Violation Description - Play Structure (Tree house) installed in a Single Family District (SFR) without obtaining the required approvals and "No Fee" Zoning Permit as per Ordinance # 2020-33.

Remedy - Must obtain "approval and issuance" of the required No Fee Zoning permit within 14 Days of this notice. All required inspections shall be completed by 02/25/21 or play structure must be removed.

Owner - ALA II LLC

Code Enforcement Field Supervisor A. Garcia

Attachments: [summons posting pictures](#)
[summons posting affi](#)
[665 Calatrava Ave - CE298983 - Registered Agent CE NOV POSTED 1-26-202](#)
[665 Calatrava Ave - CE298983 CE NOV POSTED 1-26-2021](#)
[CE NOV AGENT POSTED 1-26-2021 \(2\)](#)
[CE NOV AGENT POSTED 1-26-2021 \(3\)](#)
[CE NOV AGENT POSTED 1-26-2021 \(4\)](#)
[CE NOV AGENT POSTED 1-26-2021 \(5\)](#)
[CE NOV POSTED 1-26-2021 \(1\)](#)
[CE NOV POSTED 1-26-2021 \(2\)](#)
[CE NOV POSTED 1-26-2021 \(3\)](#)
[CE NOV POSTED 1-26-2021 \(4\)](#)
[CE NOV POSTED 1-26-2021 CE298983 \(1\)](#)
[CE NOV POSTED 1-26-2021 CE298983 \(2\)](#)
[CE VIO 122120](#)
[CE VIO RA 122120](#)
[Email 120920 Suramy](#)
[Email 121020 Cristina](#)
[Email 121020 Miriam](#)
[Email 121120 Jennifer](#)
[Email 121120 Suramy](#)
[Email 121420 Cristina Ordinance update](#)
[Email 121420 Cristina Proposed Language](#)
[O-2020-33 Draft](#)
[Property Info](#)
[SunBiz](#)

CE285311-032 6400 Dolphin Street
819

Violation Description - Alterations to premises without the required approvals and permit (Plumbing, Electrical, Mechanical, Structural - e.g., Removal of screen enclosure, resurfacing pool deck, LP gas, water heater, H/C water distribution and installing and/or replacing side door).

Remedy - Obtain necessary approvals and permit for work noted in comments above.

Owner - Mondo T Pallon / Rachel D Baerga

Code Enforcement Field Supervisor A. Garcia

Attachments: [6400 Dolphin Dr](#)
[CE VIO 032919](#)
[CE VIO Affidavit 032919](#)
[Email 032219](#)
[Email 032519](#)
[Email 052419 - Architect](#)
[Inspector Report - Fernandez \(1\)](#)
[Inspector Report - Fernandez \(2\)](#)
[Inspector Report - Fernandez \(3\)](#)
[Inspector Report - Fernandez \(4\)](#)
[Inspector report - Milner](#)
[NOV 042919](#)
[Property Info](#)

CE290304-123 3127 Ponce de Leon BLVD.
019

Violation Description - ME 15-04-4800 Permit is expired, Stop work order issued on 09/04/2015 By G .Ruggiano

Remedy -Must reactivate , obtain all necessary inspections and finalize permit

Owner - Sandiaz Investment Inc.

Code Enforcement Officer J. Garcia

Attachments: [Posting photos](#)
[Summons Posting \(3\)](#)
[OWNERSHIP](#)
[Notice_of_Violation-signed](#)
[EXPIRED PERMIT](#)
[Summons](#)

CE293735-051 250 Catalonia Avenue
520

Violation Description - Permits BL19055982, BL19024415 and BL15065689 are expired.

Remedy - Must reactivate , obtain all pending inspections and finalize permits.

Owner - Catalonia offices 2018 LLC.

Code Enforcement Officer J. Garcia

Attachments: [Sunbiz](#)
[Posting photos](#)
[ownership](#)
[Notice of Violation-signed](#)
[Code Enforcement Violation Warning-signed](#)
[Capture](#)
[Summons](#)

CONTINUED CASES

CE279212-072 4810 Alhambra Circle
418

CEB - 2-17-2021 - Continued to hearing scheduled on 3-17-2021

Violation Description - Pool deck removed.

Remedy - Need to obtain approval and a permit.

Owner - 4810 Alhambra LLC

Code Enforcement Field Supervisor Sheppard

Attachments: [Picture 2 17 21](#)
[Pictures](#)
[Permit](#)
[Ownership](#)
[Registered Agent](#)
[Code Enforcement Violation Warning](#)
[Warning pictures \(1\)](#)
[Warning pictures \(2\)](#)
[Warning pictures \(3\)](#)
[Warning posting](#)
[Notice of Violation Additional Address1](#)
[NOV posting](#)
[Summons posting](#)
[Emails](#)
[Summons 2 17 21 USPS](#)
[Summons 2 17 21](#)
[4810 alhambra summons posting](#)
[4810 summons posting affidavit](#)

CE294347-061 537 San Esteban Avenue
020

Violation Description - Garage enclosure/alteration without a permit. Garage addition without permit. Installation of new driveway without permit. Installation of new patio without permit. Installation of new exterior screening without permit.

Remedy - Must obtain "After the fact" permits for all work performed or restore to original state.

Owner - John W Cross IV

Code Enforcement Officer Bermudez

Attachments: [Violation Photos](#)
[Photos from neighbor](#)
[Property Owner](#)
[Posting Photos](#)
[2007-present \(Permit List\)](#)
[Violation Warning signed](#)
[Violation Warning affidavit](#)
[Permit list 08-05-20](#)
[Notice of Violation signed](#)
[Nov USPS tracking](#)
[Nov Posting Affidavit](#)
[Permit Process](#)
[Summons signed](#)
[Summons tracking](#)
[Summons affidavit](#)

HISTORIC NEW

CE288385-091 1252 Obispo Avenue
019

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

Remedy - Must reactivate permit, call in for inspections and close out permit.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Delgado

Attachments: [PHOTOS ON 3-10-21](#)
[PHOTO OF PROPERTY](#)
[EXP PERMIT](#)
[REVISION AS OF 3-9-21](#)
[OWNERSHIP](#)
[EMAIL 12-30-19](#)
[Permit_asp](#)
[REVISION PENDING 3-11-20](#)
[PERMIT PRINTOUT 1-24-20](#)
[PERMIT PRINT OUT 1-24-20](#)
[PERMIT PRINT OUT \(2\) 1-24-20](#)
[Code Enforcement Violation Warning \(1\) SIGNED](#)
[1252 CE VIOLATION WARNING POSTING \(1\)](#)
[CE VIOLATION WARNING AFFIDAVIT](#)
[1252 CE VIOLATION WARNING POSTING \(2\)](#)
[Notice_of_Violation - SIGNED](#)
[NOV POSTING \(1\)](#)
[NOV POSTING \(2\)](#)
[NOV AFFIDAVIT](#)
[USPS - NOV](#)
[SUMMONS](#)
[SUMMONS POSTING](#)
[SUMMONS AFFIDAVIT](#)
[SUMMONS FOR 3-17-21](#)
[SUMMONS - POSTING 3-17-21 \(1\)](#)
[SUMMONS - POSTING 3-17-21 \(2\)](#)
[USPS - SUMMONS](#)

HISTORIC CASE REQUESTING EXTENSION

[CE288328-090](#) 800 Coral Way
[619](#)

CEB - 3-17-2021 - Returning to request that they are granted an extension to the closing of the permit.

CEB 1-20-2021 - G/30/\$150/\$108.75 - Comply by 2-28-2021 by closing out permits or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - Building permit BL-16-07-6851 (** Inclusive ** 1 Story addition w/garage) has expired.

Remedy - Must renew and close permit.

Owner - Gregory I Guiteras & Angelica Guiteras

Code Enforcement Officer: Ernesto Bermudez

Attachments: [Photos](#)
[OWNERSHIP](#)
[Permit extension](#)
[Email from Suramy & Terri](#)
[Code Enforcement Violation Warning signed](#)
[EDEN PRINTOUT 2-5-20](#)
[Notice of Violation SIGNED FOR ERNESTO BERMUDEZ](#)
[NOV tracking](#)
[Eden Printout 1-12-21](#)
[Summons](#)
[Summons tracking](#)

HISTORIC STATUS REPORT

[CE273981-112](#) 910 Capri Street
[917](#)

CEB - 1-20-2021 - Return for status report to Hearing on 3/17/2021

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB - 4-17-2019 - Agreed Order approved by the Board - Continued

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior

walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

Attachments: [Pictures taken 1 19 21](#)
[Violation pictures](#)
[Violation photos](#)
[Permits as 1 19 21](#)
[Picture of property](#)
[Ownership - Miami-Dade County](#)
[Signed NOV with Certified Mail label](#)
[Affidavit of Posting - NOV](#)
[Posting photo #1 - NOV](#)
[Posting photo #2 - NOV](#)
[USPS - Notice of Violation](#)
[Signed SUM with Certified Mail label](#)
[Affidavit of Posting - SUM](#)
[Posting photo - SUM](#)
[USPS - Summons to Appear](#)
[910 Capri St. - Permits \(as of 4-15-19\)](#)
[Permit](#)
[Summons](#)
[USPS for Summons](#)
[Summons posting](#)
[Summons affidavit](#)
[Permit](#)
[Summons 1 20 21](#)
[Summons affidavit 1 20 21](#)
[Summons affidavit](#)
[Summons posting 1 20 21](#)
[Summons 1 20 21 USPS](#)

STATUS REPORT CASES

CE284702-030 4916 Washington Drive
519

CEB 3-17-2021 - Returning for monthly status report

CEB 2-17-2021 - Returning for monthly status report

CEB 1-20-2021 - Found guilty, Comply within 48 hours of hearing by disconnecting as and call in for inspection. Comply within 30 days of Board's hearing by applying for permit. Comply within 90 days of Board's hearing to close out permit. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. To return for monthly Status Report's as per the Board's request.

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor's Terri Sheppard/A. Garcia

Attachments: [Picture 2 16 21](#)
[Picture 2 16 21 \(3\)](#)
[Picture 2 16 21 \(2\)](#)
[Email to Daniela Flores](#)
[Full page photo](#)
[Pictures taken 1 19 21](#)
[Permits as of 1 19 21](#)
[Permits as of 1 19 21](#)
[Ownership](#)
[SunBiz](#)
[Permits](#)
[4916 Washington Dr- Code Enforcement Violation Warning- CE284702](#)
[4916 Washington Dr- Google Street View from 2014](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(1\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(2\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(3\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(4\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(5\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(6\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(7\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(8\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(9\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(10\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Violations \(Primary Inspection\) \(11\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Warning Posting \(1\)](#)
[4916 Washington Dr- WWP, FBC, and ZN Warning Posting \(2\)](#)
[NOV posting 2](#)
[NOV Posting](#)
[Notice of Violation SIGNED FOR TERRI SHEPPARD](#)
[Notice of Violation](#)
[Summons 1 20 21](#)
[Summons affidavit 1 20 21](#)
[Summons affidavit 1 20 21](#)
[Summons posting 1 20 21](#)
[Summons 020521 CM70183090000182994847 \(1\)](#)
[Summons 020521 CM70183090000182994847 \(2\)](#)
[Summons with Legal Notice 020521](#)
[Summons 2 17 21](#)
[Summons posting 2 17 21](#)
[Board's Order](#)
[Board's Order USPS](#)

[Board's Order](#)

[Board Order posting \(1\)](#)

[Board Order posting \(2\)](#)

[Summons 2 17 21](#)

[Summons 2 1721 USPS](#)

[CE285183-032](#) 6913 Talavera Street
[119](#)

CEB 3/17/2021 - Returning for monthly status report

CEB 2/17/2021 - Returning for monthly status report

CEB 1/20/2021 - Returned for monthly status report

CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

CEB - 10-21-2020 - Continued to November

CEB - 9-23-2020 - Returning to get full report from the Zoning Department.

CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.

Documents presented into Public Record by Barbara Garcia.

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits. (Removed)

Maintaining storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (Removed)

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal. (Removed)

White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

Attachments: [pictures day before hearing 11 17 2020](#)
[6913 talavera pictures day before hearing 2 16 2021](#)
[PRELIMINARY SUBMITTED 1.15.2021 PROCESS 1-22-2021 AB21016147 CC](#)
[PERMIT AB21016147 ZONING ACTIONS -HOLD ON 2-10-2021](#)
[Permit AB21016147 LOCATION REJECTED SHELF 2-11-2021](#)
[JAN 22 2021 PERMIT AB21016147 PICTURES \(2\)](#)
[JAN 22 2021 PERMIT AB21016147 PICTURES \(1\)](#)
[permit search 11 17 2020](#)
[Email from Mr. Arthur on 10 22 2020](#)
[Timeline provided by zoning](#)
[Violation pictures](#)
[Shed Complied Picture](#)
[Trellis Complied Picture](#)
[Ownership](#)
[CE violation warning](#)
[CE warning notice posting pictures](#)
[CE warning notice affid](#)
[Notice of Violation](#)
[Notice of violation posting pictures](#)
[NOV Affidavit](#)
[SUMMONS](#)
[SUM Posting 2.7 \(1\)](#)
[SUM Posting 2.7 \(2\)](#)
[SUM Posting 2.7 \(3\)](#)
[SUM Posting 2.7 \(4\)](#)
[SUM Posting 2.7 \(5\)](#)
[SUMMONS Affidavit](#)
[USPS NOV](#)
[USPS Summons](#)
[City Code \(WWP\) Ch105.1 Work Without a Permit](#)
[CE SUMMONS 3.3.2020 POSTED \(1\)](#)
[CE SUMMONS 3.3.2020 POSTED \(2\)](#)
[CE SUMMONS 3.3.2020 POSTED \(3\)](#)
[CE SUMMONS 3.3.2020 POSTED \(4\)](#)
[SUMMONS Affidavit 3.18.2020](#)
[USPS SUMMONS 3.18.2020](#)
[Owner produced packet to board](#)
[Permit BL20026606 FENCE](#)
[Summons CE285183 6913 talavera 9 11 2020](#)
[Summons posting 9 11 2020](#)
[Summons posting 9 11 2020 second](#)

[AFFIDAVIT OF POSTING SUMMONS](#)

[USPS TRACKING SUMMONS](#)

[6913 Talavera email from Detective](#)

[summons postings pictures october](#)

[6913 Talavera pictures day before hearing \(1\)](#)

[6913 Talavera pictures day before hearing \(2\)](#)

[6913 Talavera pictures day before hearing \(3\)](#)

[AMENDED SUMMONS TO APPEAR 10_14_2020 CE285183 6913 TALAVERA/](#)

[INQUIRY EMAIL 10.15.2020 Wm. H. Arthur IV AIA, NCARB, Principal](#)

[PERMIT FOLLOW UP 10-14-2020 ACTIONS](#)

[EMAIL FROM HOMEOWNER 10-20-2020](#)

[EMAIL MIRIAM RAMOS 10.20.2020 GRANTED POSTPONED CEB 10.21.2020](#)

[summons posting 11 5 2020](#)

[affidavit of posting summons 11 5 2020](#)

[usps summons 11 4 2020](#)

[summons posting](#)

[usps summons](#)

[6913 talavera usps summons](#)

[SUMMONS TO APPEAR CEB 2-17-2021 CM7019228000058755049](#)

[SUMMONS TO APPEAR CEB FEB 3 2021 POSTED \(1\)](#)

[SUMMONS TO APPEAR CEB FEB 3 2021 POSTED \(2\)](#)

[SUMMONS TO APPEAR CEB FEB 3 2021 POSTED \(3\)](#)

[SUMMONS TO APPEAR CEB FEB 3 2021 POSTED \(4\)](#)

[preliminary submittal 1 15 2021](#)

[summons posting](#)

ADJOURNMENT