



Legislation Details (With Text)

File #: CE293304-043020 **Version:** 1 **Name:**
Type: Code Enforcement Board Violation **Status:** Noted and Filed
File created: 10/9/2020 **In control:** Code Enforcement Board
On agenda: 11/18/2020 **Final action:** 11/18/2020
Enactment date: **Enactment #:**
Title: 535 Caligula Avenue

CEB - 10-21-2020 - Working on Agreed Order - Continued to November

Violation Description -

1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.
3. Section 3-108 Zoning Code - Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will constitute a failure to provide a protective wall or fence 4 feet in height.

Remedy -

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

Owner - Sean Coutts and/or Interested parties

Code Enforcement Field Supervisor A. Garcia

Sponsors:

Indexes:

Code sections:

Attachments: 1. Violation Photos 092520, 2. Property Info, 3. list of interested parties - 3-26-20, 4. list of violations - 535 Caligula Ave - 4-8-20, 5. NOVs - signed, 6. NOV 043020 (1), 7. NOV 043020 (2), 8. NOV 043020 (3), 9. NOV 043020 (4), 10. Nov Posting 043020 (1), 11. Nov Posting 043020 (2), 12. 1. cease and desist and demand letters - new servicer - 5-18-20, 13. 2. cease and desist and demand letters - new property manager - 5-18-20, 14. Cease and Desist Posting (1), 15. Cease and Desist Posting (2), 16. Cease and Desist Posting (3), 17. Summons - signed, 18. Summons Posting 100920 (1), 19. Summons Posting 100920 (2), 20. Summons 101420 Amended (1), 21. Summons 101420 Amended (2), 22. Cont Notice Summons 111820, 23. Cont Notice Summons Posting 102320 (1), 24. Cont Notice Summons Posting 102320 (2), 25. Email 032620 - ALP List of new responsible parties, 26. Email 043020 - ALP Revised list of Violations, 27. Email 050820 - Cyprex Svcs, 28. Email 051820 - Cease and Desist Letters, 29. Email 092920 - Zoning Re-Inspection required, 30. USPS 1957, 31. USPS 1964, 32. USPS 1971, 33. USPS 1988, 34. USPS 5360, 35. USPS 5377, 36. USPS 5384, 37. USPS 5438, 38. USPS 8880 C1, 39. USPS 8897 C2, 40. USPS 8903 C3, 41. USPS 8910 C4

Date	Ver.	Action By	Action	Result
11/18/2020	1	Code Enforcement Board	found Guilty	Pass

10/21/2020

1

Code Enforcement Board

Continued

Pass

535 Caligula Avenue

CEB - 10-21-2020 - Working on Agreed Order - Continued to November

Violation Description -

1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.
3. Section 3-108 Zoning Code - Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will constitute a failure to provide a protective wall or fence 4 feet in height.

Remedy -

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

Owner - Sean Coutts and/or Interested parties

Code Enforcement Field Supervisor A. Garcia