

Staff Summary Report



Board of Adjustment Hearing Date: May 23, 2007

Agenda Item Number: 2

SUBJECT: This is a public hearing for an appeal of the March 20, 2007 Hearing Officer's decision to approve the abatement of the **MERSEREAU PROPERTY** located at 2504 South Jentilly Lane.

DOCUMENT NAME: 20070523dssa01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: A request for an appeal of the March 20, 2007 Hearing Officer's decision to approve the abatement for the **MERSEREAU PROPERTY (PL070046/ABT07004)** (Todd Mersereau, resident; Gage & Sydna Mersereau, property owners) Complaint No. CE062791 located at 2504 South Jentilly Lane in the R1-6, Single Family Residential District.

PREPARED BY: Steve Abrahamson, Senior Planner (480-350-8359)

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

A handwritten signature in black ink, appearing to be 'LC', located to the right of the 'FINAL REVIEW BY' text.

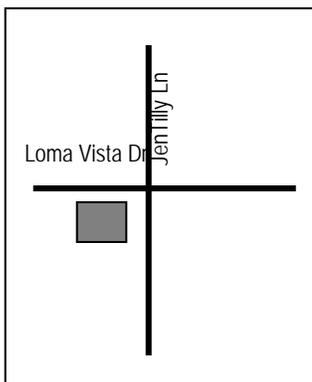
LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Denial

ADDITIONAL INFO: The resident of the property located at 2504 South Jentilly Lane in the R1-6, Single Family Residential District applied for an appeal of the Hearing Officer's decision of March 20, 2007 to abate the property. The appeal was filed on March 22, 2007. The property owners, Gage & Sydna Mersereau, requested a continuance of the appeal on March 30, 2007 in that they would be unable to attend the meeting. On April 25, 2007, the Board of Adjustment had a short Board (only five (5) members in attendance). The appellant utilized his right to a continuance to the May 23, 2007 meeting.

The details of this abatement case represent several months of correspondence for compliance with both the property owner and the resident. Staff recommends the denial of the request to continue the appeal. Should the continuance be denied and appeal is heard by the Board, staff recommends denial of the appeal thus, upholding the Hearing Officer's decision.



ATTACHMENTS:

- 1 List of Attachments
 - 2 Comments; History & Facts/Description
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- A. Location Map(s)
 - B. Aerial Photo(s)
 - C. Neighborhood Enhancement Report
 - D. Staff Photographs
 - E. Letter Requesting Appeal

COMMENTS:

The Hearing Officer approved abatement of the property located at 2504 South Jentilly Lane in the R1-6, Single Family Residential District on March 20, 2007. The resident of the property applied for an appeal of the Hearing Officer's decision on March 22, 2007. On March 30, 2007, the property owners, Gage & Sydna Mersereau, requested a continuance of the appeal. They indicated that they would be out of town and unable to attend the meeting. On April 25, 2007, the Board of Adjustment had a short Board (only five (5) members in attendance). The appellant utilized his right to a continuance to the May 23, 2007 meeting.

The details of this abatement case represent several months of correspondence for compliance with both the property owner and the resident. Refer to the attached memo and photos from Don Alexander, Neighborhood Enhancement Inspector, for the history and facts on the enforcement of the property.

Staff recommends the denial of the request to continue the appeal. Should this occur, and the appeal is heard by the Board, staff recommends denial of the appeal thus, upholding the Hearing Officer's decision to abate the property.

HISTORY & FACTS: See attached memo from the Neighborhood Enhancement Division.

December 19, 2006 The Hearing Officer approved an abatement of the Mersereau Property.

March 6, 2007. The Hearing Officer continued the request for abatement to the March 20, 2007 meeting.

March 20, 2007 The Hearing Officer approved abatement of the Mersereau Property.

March 22, 2007 Mr. Todd Mersereau requested an appeal of the Hearing Officer's March 20, 2007 approval of abatement.

March 30, 2007 Ms. Sydna Mersereau requested a continuance of the appeal from the April 25, 2007 Board of Adjustment Meeting to May 23, 2007.

April 25, 2007 The Board of Adjustment incurred a short Board (only five (5) members in attendance). The appellant utilized his right to a continuance to the May 23, 2007 meeting.

DESCRIPTION: Owner – Gage & Sydna Mersereau
Resident / Appellant – Todd Mersereau
Applicant – Don Alexander, COT Neighborhood Enhancement
Existing zoning – R1-6, Single Family Residential District
Lot Size – 8,009 s.f. / .18 acres
Building Size – 1,554 s.f.
Year Built - 1966