

480 Lawson Avenue, Appeal of Yolanda Menchaca (rescheduled from 9/28)
[ALH 10-149](#)

Appellant Yolanda Menchaca appeared.

Inspector Dornfeld gave a staff report. He said the property had been referred to Fire because of a water service shut-off on July 22, and Inspector Martin had condemned and transferred it to Vacant Buildings on August 10 because the water was still off. Inspector Kalis inspected the property and opened a Vacant Building file on August 11. The home was in foreclosure, and the bank's attorneys had been in contact with Inspector Kalis and wanted the property vacated. The tenants had been offered and declined a cash for keys option, and were occupying the house illegally. Mr. Dornfeld reviewed Inspector Martin's condemnation list which included furnace and smoke detector affidavits, and windows and screens. He said there he had no confirmation that water service had been restored.

Ms. Menchaca said the house was placarded on the same day she learned of the bank ownership. She said they had lost their jobs and let the water service go, but it had been restored on August 24. She said they were working with an attorney to continue to rent the house and were drawing up a lease. She said the door screen had been fixed immediately, all of the window screens had been repaired, and there was a carbon monoxide detector and smoke detectors. She said the previous landlord had not owned the property since April but they'd continued to pay rent through July.

Ms. Moermond asked whether there had been an interior Certificate of Occupancy inspection. Mr. Urmann said there had not.

Ms. Menchaca said the Cash for Keys packet had been sent to the old owner and passed along on August 19 at the same time as the summary abatement notice.

Ms. Moermond noted that the house had been condemned and placarded on August 10, but Ms. Menchaca had not vacated or appealed. Ms. Menchaca said nothing had been sent to them, and Inspector Kalis hadn't told them anything about an appeal. She said she had learned about the appeal process by contacting the mayor's office, and had received the summary abatement notice on the same day she'd filed the appeal. Mr. Dornfeld said the summary abatement notice had gone to the old and new owners and to Occupant at 480 Lawson, but the summary abatement was not related to the condemnation. Mr. Urmann said the building was posted when it was condemned, and the placard includes appeal information. Ms. Menchaca said the order had the wrong address and it took them a few days to contact Inspector Kalis to confirm the address.

Ms. Moermond said she would lay the matter over for a week so there could be an inspection of the interior.

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Mr. ? (appeared with appellant) asked whether the placards being referred to were the blue ones on the front and back of the house. Mr. Dornfeld said the initial placard would have been white. Mr. ? said the only placard on the house was blue, was on the front and back of the house, and they'd received one visit from Inspector Kalis. Ms. Menchaca said the placard had the wrong address. Mr. ? said the notice gave them five days to vacate; he reiterated that they hadn't known about the appeal process until he called the mayor's office.