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9-15-01

CONSENT AGENDA ITEM
IF NO ONE ASKS TO SPEAK ABOUT THIS
CASE BEFORE THE HEARING, IT WILL BE
APPROVED WITHOUT DISCUSSION AS PART
OF THE CONSENT AGENDA GROUP.

EXHIBIT NO. 1
PC DOCKET ITEM NUMBER: 2
CITY CHARTER SECTION: 9.06
CASE NUMBER: 2001-003

PLANNING COMMISSION MEETING
TUESDAY, SEPTEMBER 4, 2001
7:30 P.M., CITY COUNCIL CHAMBERS

ISSUE: Consideration and recommendations of Amendments to the Office of Housing's Blighting Influences Program, including recommendation, pursuant to the provisions of Section 9.06 of the Charter of the City of Alexandria, Virginia, and the possible acquisition and subsequent resale of the following properties:

In Potomac East:
622½ North Alfred Street
1733 Cameron Street

In Potomac West:
2930 Hickory Street

PLANNING COMMISSION MEETING - SEPTEMBER 4, 2001:

No members of the public spoke to this issue.

PLANNING COMMISSION ACTION:

By unanimous consent, the Planning Commission recommended approval of this request, subject to compliance with all applicable codes, ordinances and staff recommendations.

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 14, 2001

TO: THE CHAIRMAN AND MEMBERS OF THE ALEXANDRIA PLANNING COMMISSION
THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*

SUBJECT: CONSIDERATION OF AMENDMENTS TO THE LIST OF BLIGHTING INFLUENCES IN POTOMAC EAST AND POTOMAC WEST

ISSUE:

Consideration of Amendments to the List of Blighting Influences in Potomac East and Potomac West.

RECOMMENDATION:

That the Planning Commission:

Approve, pursuant to the provisions of Section 9.06 of the City Charter, the possible acquisition for rehabilitation/redevelopment and resale to low- and moderate-income persons or for resale "As Is" to the private market for rehabilitation/redevelopment the following properties which are located in Potomac East and Potomac West:

Potomac East:
622½ North Alfred Street
1733 Cameron Street

Potomac West:
2930 Hickory Street

That the City Council:

1. Approve the addition and deletion of the properties listed on page three to the currently approved List of Blighting Influences in Potomac East and Potomac West.
2. Approve, pursuant to the provisions of Section 9.06 of the City Charter, the possible acquisition for rehabilitation/redevelopment and resale to low- and moderate-income persons or for resale "As Is" to the private market for rehabilitation/redevelopment of the Potomac East and Potomac West properties to be added to the List.

August 14, 2001

Consideration of Amendments to the Blighting Influences List

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3. Authorize the City Manager to enter into contracts for the purchase of properties on the Blighting Influences List if it becomes necessary to acquire such properties because of the failure of the owners to comply with the program's guidelines.

BACKGROUND:

The purpose of the Blighting Influences Program is to encourage the removal of blight by requiring owners of blighted properties to make needed improvements. Once a property is added to the Blighting Influences List, the owner is sent a 60/60 Day Notice which informs them that they have: (1) 60 days to obtain building permits to complete the necessary repairs to their property and to submit a rehabilitation schedule to the Office of Housing; and (2) an additional 60 days to begin rehabilitation of their property. These 60 day periods may be extended for circumstances (insurance claim settlement, estate settlement, loan application process, owner's health, etc.) which prevent an owner from complying within the established time limits.

Office of Housing staff monitors rehabilitation progress of properties included on the Blighting Influences List. Failure of the owners to comply with the terms of the 60/60 Day Notice or failure to pursue the completion of rehabilitation will place the property in noncompliance. Owners of properties in noncompliance are contacted and encouraged to resume rehabilitation activity.

If an owner refuses to resume rehabilitation activity, acquisition proceedings are initiated against the property. An independent general real estate appraiser is commissioned to ascertain the property's value. An offer to purchase the property is issued to the owner. If accepted, the City acquires the property. If the offer is rejected, and the owner still refuses to resume rehabilitation activity, City Council is asked to approve a Resolution authorizing the acquisition of the property through its power of eminent domain. Once a Resolution is approved the City Attorney institutes eminent domain proceedings and acquires the property.

Acquired properties may be 1) rehabilitated by the City under the Blighting Influences Program for sale to a low/moderate-income family under the City's Homeownership Assistance Program; 2) sold to the private sector in "As Is" condition for rehabilitation-redevelopment; or 3) transferred to a City agency for use as a public facility or sale or lease to a non-profit corporation for a City-supported purpose. A description of the program and a summary of program activity to date are provided in Attachment I.

DISCUSSION:

The properties proposed for continuation on, addition to, and deletion from the currently approved List of Blighting Influences are listed in Attachment II (Potomac East Conservation and Southwest Quadrant Rehabilitation Districts), and Attachment III (Potomac West Neighborhood Strategy Area). Owners of properties proposed for addition to the List of Blighting Influences have been mailed Notices informing them of the dates and times of the Planning Commission and City Council meetings. All Supporting documentation for the properties being recommended for addition in

August 14, 2001

Consideration of Amendments to the Blighting Influences List

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Potomac East and Potomac West is provided in Attachment IV. A status report on the properties proposed for continuation on the currently approved List of Blighting Influences is provided in Attachment V (Status of Properties Continuing on the List of Blighting Influences from Former Years). We are recommending the addition of two properties in Potomac East and one property in Potomac West. We are also recommending the deletion of one property in Potomac East and three properties in Potomac West.

A. Proposed Additions

The following properties, which we are recommending for addition to the List of Blighting Influences in Potomac East and Potomac West, are vacant, secured and placarded as unfit for human habitation. These properties have been condemned by the City's Code Enforcement officials and cited for numerous health and safety code violations as described in the supporting documentation section of this report (Attachment IV).

Potomac East:
622½ North Alfred Street
1733 Cameron Street

Potomac West:
2930 Hickory Street

B. Proposed Deletions

The following Potomac East and Potomac West properties, which we are recommending for deletion from the current List of Blighting Influences, have been rehabilitated and are no longer blighting influences as detailed in the supporting documentation section of this report (Attachment IV):

Potomac East:
1311 Queen Street

Potomac West:
103 Adams Avenue
3802 Edison Street
2921 Landover Street

STAFF:

Arthur C. Thomas, Real Estate Officer, Office of Housing

Quentin E. Tabscott, Inspector, Code Enforcement

Shane Cochran, Chief, Program Implementation Division, Office of Housing, Office of Housing

Arthur D. Dahlberg, Director, Code Enforcement

Mildrilyn Stephens Davis, Director, Office of Housing

ATTACHED DOCUMENTS:

ATTACHMENT I: Background and Summary of Program to Date

ATTACHMENT II: Summary of Blighting Influences - Potomac East

ATTACHMENT III: Summary of Blighting Influences - Potomac West

ATTACHMENT IV: Supporting Documentation

ATTACHMENT V: Status of Properties Continuing on the List of Blighting Influences from Former Years

BACKGROUND AND SUMMARY OF PROGRAM TO DATE

I. Semi-Annual Procedures for Updating the Vacant and Boarded Program List

The Code Enforcement Bureau is responsible for the preparation of the list of additions to and deletions from the currently approved List of Blighting Influences in the Potomac East Conservation and Southwest Quadrant Rehabilitation Districts and the Potomac West Neighborhood Strategy Area (NSA). Prior to a reorganization of Code Enforcement functions in 1984, the Alexandria Health Department performed this function.

In 1986, the Community Development Block Grant Advisory Committee and City Council approved an amendment to the Blighting Influences Program to provide for semi-annual additions to and deletions from the Blighting Influences List. Previously, the Blighting Influences List was updated annually. Properties to be added to the List must have been placarded and/or ordered secured by January 31 and July 31 of each year.

Properties are recommended for deletion from the List after they have been rehabilitated or demolished, and cleared by the Code Enforcement Bureau. In addition, properties which have not been completely rehabilitated may be recommended for deletion from the List if circumstances are such that the blight has been removed.

II. Removal of Blight

Owners of all properties added to the Blighting Influences List receive notices giving them deadlines to obtain building permits and begin rehabilitation. The Office of Housing monitors the progress of the rehabilitation (or demolition) efforts. If an owner's actions are not satisfactory, the Office of Housing then takes steps to acquire the property. Additionally, properties on the Blighting Influences List, which have at least one year of outstanding real estate taxes, will be referred to the Finance Department for tax foreclosure.

III. Program Progress

Since the Blighting Influences Program (formerly the Vacant and Boarded Program) was first approved by City Council in December 1975, 383 residential and commercial properties have been placed on the List of Blighting Influences in the Potomac East and Potomac West areas of the City for possible acquisition and subsequent resale. As of this List update, 338 properties have been rehabilitated (or demolished) by the owners, 2 properties have been eliminated by a program or boundary change, 37 properties have been acquired by the City and 6 properties are currently being monitored by the City to effect the elimination of blight by their owners.

The following is a status report on the 37 properties acquired by the City to date:

- A. Twelve properties acquired under this program fall under the "Rehabilitation for Resale to Low- and Moderate - Income Family" program. These properties were rehabilitated or demolished and rebuilt, and then sold to low- and moderate-income families.
- B. Three properties were subdivided to create a total of eight new or rehabilitated properties. In two cases, two properties were created from one, and in the third case, four properties resulted from one. All were sold to low- and moderate-income families.

- C. Two adjacent former blighting influences were combined and rehabilitated for the City's Battered Women's Shelter.
- D. The site of a former Potomac West gas station was acquired and resold by the City to a developer, who constructed nine housing units on this site.
- E. Seventeen properties acquired under this program fall under the "As Is" resale program. Sixteen of these properties were sold and have been rehabilitated or demolished. One property has been sold and is being rehabilitated.
- F. One property was rehabilitated for use as a State licensed home for elderly persons. The City also used program funds to acquire the adjacent structure, which was not on the Blighting Influences List, to create one large home from the two adjoining properties.
- G. The W&OD right-of-way is currently used as a park and recreational area.

Through the implementation of the Blighting Influences Program, including the "As Is" resale program, the City has played an important role in the elimination of blight in the Potomac East and Potomac West areas of the City and has provided housing opportunities for low- and moderate-income persons. The success and importance of this program have also been recognized by the Virginia Municipal League which chose the Blighting Influences Program (formerly the Vacant and Boarded Program) as the recipient of its 1980 Annual Achievement Award for the State.

SUMMARY OF THE PROPOSED REVISIONS TO THE LIST OF BLIGHTING
INFLUENCES IN THE POTOMAC EAST CONSERVATION AND SOUTHWEST
QUADRANT REHABILITATION DISTRICTS - SEPTEMBER 2001

- I. Potomac East Conservation District
 - A. Vacant and Boarded Residential Structures
 - 1. Continuing from former years:
 - 437 Earl Street
 - 329½ North Henry Street
 - 1024 Queen Street
 - 1018 Wythe Street
 - 1020 Wythe Street
 - 2. Additions:
 - 622½ North Alfred Street
 - 1733 Cameron Street
 - 3. Deletions:
 - 1311 Queen Street
 - B. Other Blighting Influences
 - 1. Continuing from former years:
 - None
 - 2. Additions:
 - None
 - 3. Deletions:
 - None
- II. Southwest Quadrant Rehabilitation District
 - A. Vacant and Boarded Residential Structures
 - 1. Continuing from former years:
 - None
 - 2. Additions:
 - None
 - 3. Deletions:
 - None
 - B. Other Blighting Influences
 - 1. Continuing from former years:
 - None
 - 2. Additions:
 - None
 - 3. Deletions:
 - None

SUMMARY OF THE PROPOSED REVISIONS TO THE LIST OF BLIGHTING
INFLUENCES IN THE POTOMAC WEST NEIGHBORHOOD STRATEGY
AREA - SEPTEMBER 2001

- I. Potomac West Conservation District
 - A. Vacant and Boarded Residential Structures
 - 1. Continuing from former years:
332 Wesmond Drive
 - 2. Additions:
None
 - 3. Deletions:
3802 Edison Street
 - B. Other Blighting Influences
 - 1. Continuing from former years:
None
 - 2. Additions:
None
 - 3. Deletions:
None
- II. Potomac West Rehabilitation District
 - A. Vacant and Boarded Residential Structures
 - 1. Continuing from former years:
None
 - 2. Additions:
None
 - 3. Deletions:
103 Adams Avenue
 - B. Other Blighting Influences
 - 1. Continuing from former years:
None
 - 2. Additions:
None
 - 3. Deletions:
None
- III. Remainder of Potomac West
 - A. Vacant and Boarded Residential Structures
 - 1. Continuing from former years:
3821 Elbert Avenue
 - 2. Additions:
2930 Hickory Street
 - 3. Deletions:
2921 Landover Street
 - B. Other Blighting Influences
 - 1. Continuing from former years:
None
 - 2. Additions:
None
 - 3. Deletions:
None

DOCUMENTATION CONCERNING CONDITIONS OF THE PROPERTIES PROPOSED
FOR ADDITION TO AND DELETION FROM THE LIST OF BLIGHTING INFLUENCES

VACANT AND BOARDED STRUCTURES TO BE ADDED TO THE LIST OF
BLIGHTING INFLUENCES

POTOMAC EAST
PROPERTY ADDRESS/TAX MAP NO.

POTOMAC WEST
PROPERTY ADDRESS/TAX MAP NO.

Conservation District

622½ North Alfred Street 054.01 12 11
1733 Cameron Street 063.04 05 15

Conservation District

None

Rehabilitation District

None

Southwest Quadrant Rehabilitation District

None

Remainder of Potomac West

2930 Hickory Street 024.01 05 20

POTOMAC EAST CONSERVATION AND/OR SOUTHWEST QUADRANT
REHABILITATION DISTRICT(S)

PROPERTY ADDRESS TAX MAP NUMBER	PLACARDED BOARDED DATE	MONTHS VACANT	CODE VIOLATIONS	DATE OF LAST INSPECTION	NUMBER OF FOLLOW-UP VISITS	PRESENT STATUS
622½ N. ALFRED STREET 054.04 12 11	5/25/01	3	CODE VIOLATIONS	6/21/01	3	VACANT SECURE PLACARDED
1733 CAMERON STREET 063.04 05 15	5/02/01	3	CODE VIOLATIONS	6/19/01	3	VACANT SECURE PLACARDED



City of Alexandria, Virginia

Code Enforcement

P. O. Box 178

Alexandria, Virginia 22313

Arthur D. Dahlberg
Director



Office
703-838-4360

Fax
703-838-3880

May 29, 2001

Mr. Scott Weaver
510 King Street
Alexandria, Virginia 22314

Dear Mr. Weaver:

ORDER OF THE CODE OFFICIAL

I hereby declare that the structure located at 622½ North Alfred Street in the City of Alexandria, Virginia, is unfit for human habitation. This dwelling constitutes an immediate serious danger and hazard to the life, health, and safety of the occupants, and it does not meet the requirements of the City Code of Alexandria in the following respects:

CODE SECTIONS:

ADDRESS/VIOLATIONS:

PM-301.3

- Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

PM-304.2

- Exterior painting: All wood and metal surfaces, including but not limited to window frames, doors, door frames, cornices, porches, and trim shall be maintained in good condition. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. Windows, doors, door frames, and trim on house are to be painted.

PM-304.16

- Doors: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units, and guestrooms shall be tightly secure. Hardware on front door is to be repaired or replaced, so as to meet code.

- PM-305.3 - **Interior surfaces:** All interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. **Repair ceilings throughout the house to correct holes and water damage.**
- PM-306.1 - **Accumulation of rubbish or garbage:** All the exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage. **All trash and debris are to be removed from property.**
- PM-705.5 - **Smoke detectors:** In all residential occupancies, smoke detectors shall be required on every story of the dwelling unit, including basements. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level, provided that the lower level is less than one full story below the upper level. **Smoke detectors are to be installed as per code.**
- PM-304.7 - **Roofs and drainage:** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. **There is evidence of water damage to ceiling in second floor bedroom. The roof is to be checked by roofing company. Proof of its tightness is to be presented in writing to the code official.**

Ltr. to Mr. Weaver, fm. A.D. Dahlberg

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- 5-9-3
(City Code) - **Tall Grass and Weeds:** Grass and weeds are to be cut in the front and back of the property.
- USBC-115-0 - A certificate of occupancy indicating that the dwelling is in compliance with the Uniform Statewide Building Code shall be obtained prior to occupancy.

Permits may be needed for some or all of the above violations. All permits are to be obtained prior to commencing any work.

PM = Uniform Statewide Building Code, Volume II,
Property Maintenance Code
F = Statewide Fire Prevention Code
* = Repair or replacement may require a building permit.

IT IS THEREFORE ordered that the above described premises be placarded. Said premises shall be maintained in a safe, clean, sanitary and rodent proof condition and secured against the entry of unauthorized persons. The property shall remain vacant until such time as repairs are made that will bring the structure into compliance with the applicable codes and ordinances and render it fit for human habitation.

A WORK PLAN must be submitted within thirty (30) days of receipt of this letter. This work plan must describe, in detail, what steps and methods you intend to take to restore this property to a code compliance condition and in what time frame. This work plan must also include the names of contractors you have retained to perform repair work to bring this property into code compliant status. You are to immediately contact a rodent control contractor to insure that the property remains rodent and vermin free. A copy of your rodent control contract must be submitted with your work plan.

UNTIL YOUR WORK PLAN IS SUBMITTED AND APPROVED BY THIS OFFICE you will not be allowed entry into the property except under emergency conditions.

Failure to comply with this notice may result in this property being added to the City's Blighting Influences List. Any person violating this order may be fined up to \$2,500 and/or enjoined by appropriate proceedings. Virginia Uniform Statewide Building Code (VUSBC) PM-106.2 and 106.3). It is the responsibility of each property owner to comply with the Uniform Statewide Building Code and all applicable ordinances of the City of Alexandria, Virginia. The list of defects includes, but may not be limited to, those defects listed above, and the City reserves the right to note additional defects and to require their correction whenever such defects are observed.

Under Section PM-111.1 of the Uniform Statewide Building Code

Ltr. to Mr. Weaver, fm. A.D. Dahlberg

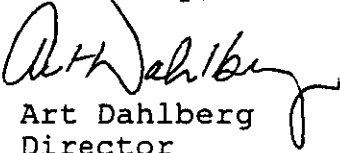
Page 4

(USBC), the owner of a building or his agent may appeal from a decision of the Code Official to the Local Building Code Board of Appeals as established by the USBC when it is claimed that:

1. The Code Official has refused to grant a modification of the provisions of this code;
2. The true intent of this code has been incorrectly interpreted;
3. The provisions of this code do not fully apply;
4. The use of a form of compliance that is equal to or better than that specified in this code has been denied.

All appeals shall be made in writing, on the appropriate completed form, and be filed with the Code Official within 21 calendar days after this notice has been served.

Sincerely,


Art Dahlberg
Director

cc: Richard Sanderson, Director, Real Estate Assessments
Rose Boyd, Director, Citizen Assistance
Mildrilyn Davis, Director, Office of Housing
Debbie Kidd, Chief, Revenue Division
Michael Conner, Chief Fire Marshal
Robert Lockett, Chief Deputy Fire Marshal
Mary Bryant, Supervisor, Existing Structures
Quentin Tabscott, Inspector, Existing Structures

Quentin Tabscott
(Inspector)
838-4644, ext. 127

CERTIFIED MAIL #2305 220 631





City of Alexandria, Virginia

Code Enforcement

P. O. Box 178
Alexandria, Virginia 22313



Arthur D. Dahlberg
Director

Office
703-838-4360

Fax
703-838-3880

May 2, 2001

Ms. Carol Cartledge
14032 Mathew Drive
Woodbridge, Virginia 22191

Dear Ms. Cartledge:

ORDER OF THE CODE OFFICIAL

I hereby declare that the structure located at 1733 Cameron Street in the City of Alexandria, Virginia, is unfit for human habitation. This dwelling constitutes an immediate serious danger and hazard to the life, health, and safety of the occupants, and it does not meet the requirements of the City Code of Alexandria in the following respects:

CODE SECTIONS:

ADDRESS/VIOLATIONS:

Residential Buildings:

PM-602.2

-

Every dwelling shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees F. (18 degrees C.) in all habitable rooms, bathrooms and toilet rooms based on the outside design temperature required for the locality by the mechanical code listed in Chapter 8. **Furnace is to be repaired or replaced so as to meet code.**

Roofs and drainage:

PM-304.7

-

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters

such time as repairs are made that will bring the structure into compliance with the applicable codes and ordinances and render it fit for human habitation.

A WORK PLAN must be submitted within thirty (30) days of receipt of this letter. This work plan must describe, in detail, what steps and methods you intend to take to restore this property to a code compliance condition and in what time frame. This work plan must also include the names of contractors you have retained to perform repair work to bring this property into code compliant status. You are to immediately contact a rodent control contractor to insure that the property remains rodent and vermin free. A copy of your rodent control contract must be submitted with your work plan.

UNTIL YOUR WORK PLAN IS SUBMITTED AND APPROVED BY THIS OFFICE you will not be allowed entry into the property except under emergency conditions.

Failure to comply with this notice may result in this property being added to the City's Blighting Influences List. Any person violating this order may be fined up to \$2,500 and/or enjoined by appropriate proceedings. Virginia Uniform Statewide Building Code (VUSBC) PM-106.2 and 106.3). It is the responsibility of each property owner to comply with the Uniform Statewide Building Code and all applicable ordinances of the City of Alexandria, Virginia. The list of defects includes, but may not be limited to, those defects listed above, and the City reserves the right to note additional defects and to require their correction whenever such defects are observed.

Under Section PM-111.1 of the Uniform Statewide Building Code (USBC), the owner of a building or his agent may appeal from a decision of the Code Official to the Local Building Code Board of Appeals as established by the USBC when it is claimed that:

1. The Code Official has refused to grant a modification of the provisions of this code;
2. The true intent of this code has been incorrectly interpreted;
3. The provisions of this code do not fully apply;
4. The use of a form of compliance that is equal to or better than that specified in this code has been denied.

and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. **Roof is to be repaired so as to prevent water from entering into house in area of bedroom ceiling and kitchen ceiling.**

Electrical system hazards:

PM-604.3 - Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. **Loose electrical wires in laundry room are to be repaired so as to terminate in a junction box.**

Interior surfaces:

PM-305.3 - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. **Water damage to walls and ceilings in kitchen and bedroom areas are to be repaired.**

PM = Uniform Statewide Building Code, Volume II, Property Maintenance Code
F = Statewide Fire Prevention Code
* = Repair or replacement may require a building permit.

IT IS THEREFORE ordered that the above described premises be placarded. Said premises shall be maintained in a safe, clean, sanitary and rodent proof condition and secured against the entry of unauthorized persons. The property shall remain vacant until

Ltr. to Ms. Cartledge, fm. A.D. Dahlberg
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All appeals shall be made in writing, on the appropriate completed form, and be filed with the Code Official within 21 calendar days after this notice has been served.

Sincerely,


Art Dahlberg
Director

cc: Richard Sanderson, Director, Real Estate Assessments
Rose Boyd, Director, Citizen Assistance
Mildrilyn Davis, Director, Office of Housing
Debbie Kidd, Chief, Revenue Division
Michael Conner, Chief Fire Marshal
Robert Lockett, Chief Deputy Fire Marshal
Mary Bryant, Supervisor, Existing Structures
Quentin Tabscott, Inspector, Existing Structures

Quentin Tabscott
(Inspector)
838-4644, ext. 127

CERTIFIED MAIL # 7305-220-728



POTOMAC WEST CONSERVATION AND/OR REHABILITATION DISTRICT(S)
AND/OR REMAINDER OF POTOMAC WEST

PROPERTY ADDRESS TAX MAP NUMBER	PLACARDED BOARDED DATE	MONTHS VACANT	CODE VIOLATIONS	DATE OF LAST INSPECTION	NUMBER OF FOLLOW-UP VISITS	PRESENT STATUS
2930 HICKORY STREET 024.01 05 20	7/12/01	1	CODE VIOLATIONS	7/12/01	1	VACANT SECURE PLACARDED



City of Alexandria, Virginia

Code Enforcement

P. O. Box 178

Alexandria, Virginia 22313



Arthur D. Dahlberg
Director

Office
703-838-4360

Fax
703-838-3880

July 13, 2001

Ms. Sandra Rangel
Post Office Box 19482
Alexandria, Virginia 22320

Dear Ms. Rangel:

ORDER OF THE CODE OFFICIAL

I hereby declare that the structure located at 2930 Hickory Street in the City of Alexandria, Virginia, is unfit for human habitation. This dwelling constitutes an immediate serious danger and hazard to the life, health, and safety of the occupants, and it does not meet the requirements of the City Code of Alexandria in the following respects:

CODE SECTIONS:

ADDRESS/VIOLATIONS:

PM-108.1.3	-	Structure unfit for human occupancy.
PM-108.4		Occupancy is prohibited. Structure
PM-108.5		placarding is in place and shall
		remain until condemnation is abated.
PM-303.1	-	All exterior property shall be
		maintained in a clean, safe, and
		sanitary condition.
PM-303.4	-	Exterior property shall be maintained
		free from weed and plant growth in
		excess of ten inches.
PM-303.7	-	All accessory structures (rear porch)
		shall be permitted and inspected by
		new construction inspectors (or)
		demolished and removed from the
		property.

Ltr. to Ms. Rangel, fm. A.D. Dahlberg
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- PM-304.1 - The exterior of a structure shall be maintained in good repair, sound, and sanitary.
- PM-304.2 - All exterior surfaces shall be free from peeling paint and paintable surfaces repainted.
- PM-304.7 - Roof and drainage shall be sound, tight, and not have defects that admit rain. Drainage shall be adequate to prevent dampness or deterioration. Gutters and downspouts shall be in good repair and free from obstructions.
- PM-304.9 - Overhang extensions shall be in good repair and free from obstructions.
- PM-304.14 - Windows and doors shall be kept in sound condition, good repair, and weather tight.
- PM-304.14.2 - Every window other than a fixed window shall be easily openable and capable of being held in position by window hardware.
- PM-304.15 - Insect screens shall be in place and in good repair on all openable windows.
- PM-305.3 - All interior surfaces, including windows and doors, shall be maintained in a good, clean, and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
- PM-307.1 - All structures shall be kept free from insect infestations.

Ltr. to Ms. Rangel, fm. A.D. Dahlberg
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- PM-505.1 - All plumbing fixtures shall be properly installed and maintained in good working order and shall be kept free from leaks and defects.
- PM-506.1 - Every dwelling unit shall be connected to either a public water system or to an approved private water system.
- PM-602.2.1 - A working heating source (gas furnace) shall be maintained in a safe working condition .
- PM-603.1 - All mechanical equipment shall be properly installed and maintained in a safe working condition and capable of performing the intended function.
- PM-604.3 -
PM-605.2 Electrical system hazards shall be
PM-605.3 abated. All electrical equipment including lighting fixtures shall be in good working order and maintained in a safe working condition.
- PM-703.1 - Accumulations of rubbish, garbage, or other materials shall not be stored or allowed to accumulate in stairways, passageways, doors, or other means of egress. (Fire loading shall be abated).
- PM-705.5 - A minimum of one approved smoke detector shall be installed and maintained in every dwelling unit.
- USBC-115.0 - A certificate of occupancy indicating that the dwelling is in compliance with the Uniform Statewide Building Code shall be obtained prior to occupancy.

Ltr. to Ms. Rangel, fm. A.D. Dahlberg
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PM = Uniform Statewide Building Code, Volume II,
Property Maintenance Code
F = Statewide Fire Prevention Code
* = Repair or replacement may require a building
permit.

IT IS THEREFORE ordered that the above described premises be placarded. Said premises shall be maintained in a safe, clean, sanitary and rodent proof condition and secured against the entry of unauthorized persons. The property shall remain vacant until such time as repairs are made that will bring the structure into compliance with the applicable codes and ordinances and render it fit for human habitation.

A WORK PLAN must be submitted within thirty (30) days of receipt of this letter. This work plan must describe, in detail, what steps and methods you intend to take to restore this property to a code compliance condition and in what time frame. This work plan must also include the names of contractors you have retained to perform repair work to bring this property into code compliant status. You are to immediately contact a rodent control contractor to insure that the property remains rodent and vermin free. A copy of your rodent control contract must be submitted with your work plan.

UNTIL YOUR WORK PLAN IS SUBMITTED AND APPROVED BY THIS OFFICE you will not be allowed entry into the property except under emergency conditions.

Failure to comply with this notice may result in this property being added to the City's Blighting Influences List. Any person violating this order may be fined up to \$2,500 and/or enjoined by appropriate proceedings. Virginia Uniform Statewide Building Code (VUSBC) PM-106.2 and 106.3). It is the responsibility of each property owner to comply with the Uniform Statewide Building Code and all applicable ordinances of the City of Alexandria, Virginia. The list of defects includes, but may not be limited to, those defects listed above, and the City reserves the right to note additional defects and to require their correction whenever such defects are observed.

Ltr. to Ms. Rangel, fm. A.D. Dahlberg
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Under Section PM-111.1 of the Uniform Statewide Building Code (USBC), the owner of a building or his agent may appeal from a decision of the Code Official to the Local Building Code Board of Appeals as established by the USBC when it is claimed that:

1. The Code Official has refused to grant a modification of the provisions of this code;
2. The true intent of this code has been incorrectly interpreted;
3. The provisions of this code do not fully apply;
4. The use of a form of compliance that is equal to or better than that specified in this code has been denied.

All appeals shall be made in writing, on the appropriate completed form, and be filed with the Code Official within 21 calendar days after this notice has been served.

Sincerely,



Art Dahlberg
Director

cc: Richard Sanderson, Director, Real Estate Assessments
Rose Boyd, Director, Citizen Assistance
Mildrilyn Davis, Director, Office of Housing
Debbie Kidd, Chief, Revenue Division
Michael Conner, Chief Fire Marshal
Robert Luckett, Chief Deputy Fire Marshal
Mary Bryant, Supervisor, Existing Structures
Quentin Tabscott, Inspector, Existing Structures ✓

E.L. Turner
(Inspector)
703-838-4644, ext.121

CERTIFIED MAIL # 7117-6344-5390 - 0000 - 2307



PROPERTIES TO BE DELETED FROM THE CURRENTLY APPROVED LIST
OF BLIGHTING INFLUENCES STRUCTURES

ADDRESS	DATE ADDED TO BLIGHTING INFLUENCES	DATE CLEARED BY CODE ENFORCEMENT	DATE OF LAST INSPECTION LIST
POTOMAC EAST <u>Conservation District</u>			
1311 Queen Street	9/00	4/26/01	4/26/01
<u>Southwest Quadrant Rehabilitation District</u>			
None			
POTOMAC WEST <u>Conservation District</u>			
None			
<u>Rehabilitation District</u>			
103 Adams Avenue	9/00	3/15/01	3/15/01
<u>Remainder of Potomac West</u>			
3802 Edison Street	9/00	3/29/01	3/29/01
2921 Landover Street	3/00	7/02/01	7/02/01

STATUS OF PROPERTIES CONTINUING ON THE LIST OF BLIGHTING INFLUENCES FROM FORMER YEARS

I. POTOMAC EAST NEIGHBORHOOD STRATEGY AREA PROPERTIES

437 Earl Street	
Added to BI List:	March 1997
Current Status:	In-Compliance
Progress:	This property suffered interior water damage as a result of a failed roof system. The owner has had the roof replaced and interior repairs were initiated. On January 22, 2001, the owner obtained a building permit and instructed the contractor to complete the interior repairs at this property.
Projected Clearance:	September 2001
Items to Complete:	Completion of interior repairs.
329½ N. Henry Street	
Added to BI List:	March 1994
Current Status:	In-Compliance
Progress:	This property was acquired by the City in 1999. The Alexandria Circuit Court awarded title to this property to the City and determined just compensation for the property to be \$36,000. This property was then sold in "As Is" condition to Mike Landi. Mr. Landi is to complete rehabilitation of this property by February 2002.
Projected Clearance:	July 2001
Items to Complete:	"As Is" Purchaser to rehabilitation this property by February 2002.
1024 Queen Street	
Added to BI List:	September 1989
Current Status:	In-Compliance
Progress:	Acquisition proceedings have been suspended against this property. The owner continues to make rehabilitation progress at this property. Rehabilitation is projected to be complete in late 2001.
Projected Clearance:	December 2001
Items to Complete:	Owner to complete rehabilitation.
1018 Wythe Street	
Added to BI List:	March 1989
Current Status:	In Compliance
Progress:	Acquisition proceedings against this property have been suspended. Patrick Monahan has obtained building permits to complete the rehabilitation of this property. Rehabilitation of this property had been delayed pending the demolition of 1022 Wythe Street. 1022 Wythe Street has been demolished and rehabilitation of 1018 Wythe Street has resumed and is expected to be completed by October 2001.
Projected Clearance:	October 2001
Items to Complete:	System finals and interior finishes.

1020 Wythe Street

Added to BI List:

Current Status:

Progress:

March 1989

In Compliance

Acquisition proceedings against this property have been suspended. Patrick Monahan has obtained building permits to complete the rehabilitation of this property. Rehabilitation of this property had been delayed pending the demolition of 1022 Wythe Street. 1022 Wythe Street has been demolished and rehabilitation of 1020 Wythe Street has resumed and is expected to be completed by October 2001.

Projected Clearance:

October 2001

Items to Complete:

System finals and interior finishes.

II. POTOMAC WEST NEIGHBORHOOD STRATEGY AREA PROPERTIES

3821 Elbert Avenue

Added to BI List:

Current Status:

Progress:

September 1999

In-Compliance

The owner of this property has decided to raze the existing structure and construct a new dwelling. The owner continues to pack and store her personal belongings in preparation for razing the structure. The structure is anticipated to be razed in the spring of 2002.

Projected Clearance:

April 2002

Items to Complete:

Complete packing and storage of personal belongings. Secure demolition contractor and demolish structure.

332 Wesmond Drive

Added to BI List:

Current Status:

Progress:

September 2000

In-Compliance

The owner of this property is soliciting bid from contractors to complete the rehabilitating at this property. Rehabilitation of this structure is anticipated to be complete in September 2001.

Projected Clearance:

September 2001

Items to Complete:

Complete repairs and obtain certificate of occupancy.