

R-19- 174

RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN BUILDINGS, HOUSES AND OTHER STRUCTURES LOCATED AT 4210 BAUCUM PIKE IN THE CITY OF NORTH LITTLE ROCK TO CONSTITUTE A PUBLIC NUISANCE AND CONDEMNING SAID STRUCTURES; PROVIDING A PERIOD OF TIME FOR PROPERTY OWNER TO ABATE SAID NUISANCE; AND FOR OTHER PURPOSES.

WHEREAS, the buildings and structures whose location is set forth herein are vacant and have become run down, dilapidated, unsightly, dangerous, obnoxious, unsafe, not fit for human habitation and detrimental to the public welfare of North Little Rock citizens and residents; and

WHEREAS, the condition of such property constitutes a serious fire and health hazard to the City of North Little Rock, and unless immediate actions are taken to remedy this situation by removing, razing and abating said nuisance, there is a great likelihood that the surrounding property may be destroyed by fire originating from such unsafe and hazardous structures, and also that since structures are without proper sanitary facilities and as such are unsafe and hazardous and a breeding place for rats, rodents and other dangerous germ carriers of diseases, such buildings constitute a serious hazard to the health and safety of the citizens of North Little Rock, and they should be moved or razed for the purpose of eliminating such hazards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby declares the buildings, houses and other structures located at the property identified in Section 2 below to be vacant and run down, dilapidated, unsafe, unsightly, dangerous, obnoxious, unsanitary, a fire hazard, a menace to abutting properties, with the current condition of said structures not being fit for human habitation; and because of such conditions, the City Council declares the same to be condemned as a public nuisance and is ordered abated, removed or razed by the owner thereof.

SECTION 2: That the owner of record of the following described property is hereby directed to raze the same or otherwise abate the said nuisance within thirty (30) days after the posting of a true copy of this Resolution at a conspicuous place upon the structure constituting the nuisance described herein, to-wit:

Lot 0, Block 2, John L. Atkins Riverside Subdivision, the West 100 Feet of the East 200 Feet of the North 400 Feet of Lot 2 to the City of North Little Rock, Pulaski County, Arkansas (Parcel No. 24N0080000700 located at 4210 Baucum Pike and owned by John P. Hill).

SECTION 3: If the aforementioned structures have not been razed and/or removed within thirty (30) days after posting a true copy of this Resolution at a conspicuous place upon the

structures constituting the nuisance, or the nuisance otherwise abated, the structures shall be torn down and/or removed by the Director of Code Enforcement or his duly designated representative. Each day after the aforesaid thirty (30) days in which said nuisance is not abated shall constitute a separate and distinct offense punishable by a fine of \$250.00 for each such separate and distinct offense.

SECTION 4: That the provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and approval.

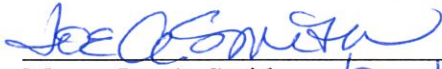
PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSOR:

ATTEST:



Mayor Joe A. Smith *by AF*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:



Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/cf

FILED _____ A.M. _____ P.M.
By _____
DATE _____
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas
RECEIVED BY _____

The City of North Little Rock

TOM WADLEY
DIRECTOR



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NLRCODEENFORCEMENT@NORTHLITTLE ROCK.AR.GOV

CODE ENFORCEMENT DEPARTMENT

September 5, 2019

Mayor Smith
City Council Members

Re: 4210 Baucum Pike
Lot 0 Block 2 J L Atkins Riverside Sub 100FT of E 200FT of N 400FT of LOT 2
Parcel 24N0080000700
North Little Rock, AR 72117

Owner: John P. Hill (deceased) c/o Matthew Hill, Stephanie Lieblong, and Brenda Hill

Dear Mayor Smith;

October 22, 2014 was the first inspection of this property and due to the violations; a Notice of City Council hearing scheduled for January 26, 2015 was issued, Maria Hill acting on behalf of her son Matthew Hill advised that she would be remodeling the structure; she did remove the storage unit in the back yard and had an issue with a large number of tires that had to be removed for the property due to dumping, Ms. Hill was also issued a citation for public nuisance and property maintenance violations.

The structure was removed from the City Council hearing date due to Ms. Hill advising she was going to remodel the structure. Over the next couple of years Ms. Hill completed some minor repairs, Ms. Hill then rented the structure without completing repairs and continued to be in violations for tall grass and dumping problems on the site. To-date the status of the structure is still not in compliance.

July 2019 I conducted an inspection of the structure which showed broken windows, damaged and rotted siding, fascia, electrical, walls and floors. The structure is unsafe for human habitation.

This structure has now been vacant since December 2018 according to North Little Rock utility department.

Notice of City Council scheduled for September 23, 2019 hearing date was mailed by certified and regular mail to all interested parties and posted to the premises. Notice of hearing was also ran in local newspaper.

July 2019 Ms. Maria Hill called (the ex-wife of the owner) advising she had received the letter, she advised her son Matthew Hill may be selling the property in 2 weeks. I asked Ms. Hill if she could have her son contact our office.

To this date, there has been no contact from the heirs of Mr. John P. Hill. There has been no change to the property and there has been no permits obtained to repair or demolish the structure.

The structure is considered unfit for human habitation and is considered public nuisance, it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Laura Petty
Code Enforcement Officer