

Vicinity Map

City of Pembroke Pines • Planning and Economic Development Department

ZV(R)2023-0124-0127

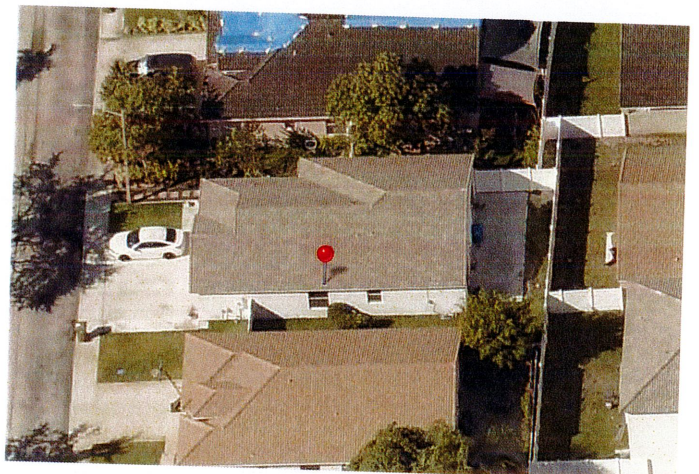
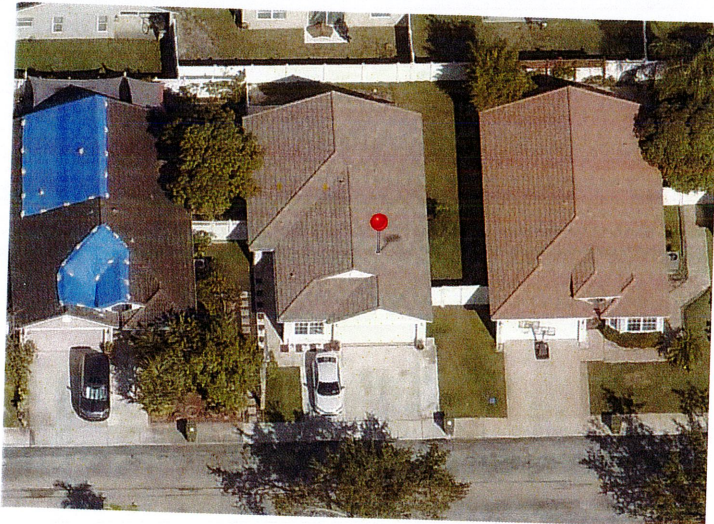
Zoning Variances

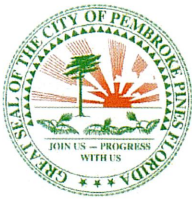
Denny Maiz

16453 NW 21 Street Pembroke Pines FL 33028



NOT TO SCALE





**City of Pembroke Pines
 Planning & Economic Development Department
 601 City Center Way 3rd Floor
 Pembroke Pines FL, 33025**



Summary

Agenda Date:	February 1, 2024	Application ID:	ZV(R)2023-0124 - 00127
Project:	Existing Driveway and Existing Patio	Pre-Application Number:	PRE2023-0077
Project Planner:	Christian Zamora, Senior Planner		
Owner:	Denny Maiz	Agent:	N/A
Location:	16453 NW 21 Street, Pembroke Pines, FL 33028	Commission District No.	3
Existing Zoning:	Single-Family Residence (R-1Z)	Existing Land Use:	Residential
Reference Applications:	Code Compliance Case No. 221202886 (Issued, 12/09/2022); Driveway Permit Application (RX23-00114, applied on 1/4/2023)		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV(R) 2023-0124	Table 155.620 Accessory Building and Structures Driveway, Zero Lot Line	40% front lot coverage	58% front lot coverage for existing driveway, z-lot.
ZV(R) 2023-0125	Table 155.620 Accessory Building and Structures Driveway, Zero Lot Line	40% width of lot	58% width of lot for existing driveway, z-lot.
ZV(R) 2023-0126	Table 155.620 Accessory Building and Structures Deck or Patio	5 feet rear setback	4 feet rear setback for existing patio.
ZV(R) 2023-0127	155.652 Zero Lot Lines Homes: (C)(3)	"At grade structures encroaching into the five-foot required setback on the Zero Lot Line side shall place a 6-foot high completely opaque privacy wall in accordance with 155.621 (A)(1)(b)."	Zero Feet (0') side setback without a six-foot-high concrete block privacy wall (western property line)

Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> Board of Adjustment
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Reviewed for the Agenda:	Director: 	Assistant Director: 
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PROJECT DESCRIPTION / BACKGROUND:

Denny Maiz, owner, has submitted four residential zoning variance requests to legalize an existing driveway and existing patio for the single-family residence located at 16453 NW 21 Street in Parkside at the Spring Valley neighborhood which is zoned Residential Single-Family Zero Lot Line (R-1Z).

On December 9, 2022, the City's Code Compliance Division cited the property owner (Case No. 22102886) for work performed without building permits.

In January 4, 2023, the owner submitted a building permit application (No. RX23-00114) to build a driveway at the property; however, the building permit cannot be approved as the existing driveway exceeds the limitations of the City's Land Development Code (LDC).

The applicant originally requested:

- **ZV(R)2023-0124** is to allow 58% front lot coverage (total) instead of the required 40% front lot coverage (total) for an existing driveway on a zero-lot property.
- **ZV(R)2023-0125** is to allow 58% width of lot instead of the allowed 40% width of lot for an existing driveway on a zero-lot line property.

After reviewing the applicant's initial request and, per the property's survey, it was detected an existing 31.6' x 11' patio encroaching into the required side and rear setbacks. (See survey attached)

Per staff review of the city's archives, no building permits can be found for the existing driveway and existing patio. Nevertheless, according to the Broward County Property Appraiser Imagery, it appears the driveway and patio have existed in the property since at least 2022.

Planning and Economic Development Staff worked with the applicant to identify potential modifications to the site that could be made to meet zoning requirements. The petitioner nevertheless requested to move forward to retain the existing non-permitted items at the existing dimensions at existing location; therefore, the petitioner specifically is requesting:

- **ZV(R)2023-0126** is to allow four-foot (4') rear setback along a portion of the rear property line instead of the required five-foot (5') rear setback for an existing 31.6' x 11' patio in a single-family residence, zero lot property.
- **ZV(R)2023-0127** is to allow zero feet (0') side setback without a six-foot-high concrete block privacy wall (western property line) instead of the required five feet (5') rear setback for an existing 31.6' x 11' patio in a single-family residence, zero-lot property.

The applicant is aware that Board consideration of residential variance request does not preclude the property owner from obtaining all necessary development related approvals or permits.

The subject property is in the Parkside Spring Valley neighborhood. The applicant has provided a copy of the Homeowner Association (HOA) Letter, dated January 3, 2023.

VARIANCE REQUEST DETAILS:

ZV(R) 2023-0124 to allow 58% of front lot coverage (total) instead of the required 40% front lot coverage instead of the required 40% front lot coverage (total) for an existing driveway in a single-family residence, zero lot.

ZV(R) 2023-0125 to allow a 58% width instead of the 40% required width of lot for an existing driveway in a single-family residence, zero lot property.

ZV(R) 2023-0126 to allow 4' rear setback along a segment of the rear property instead of the required 5' rear setback for an existing 31.6' x 11.0' patio in a single-family residence, zero-lot property.

ZV(R) 2023-0127 to allow zero feet (0') side setback without a six-foot-high concrete block privacy wall (western property line) instead of the required five feet (5') rear setback for an existing 31.6' x 11' patio in a single-family residence, zero-lot property.

Code References:

ZV(R) 2023-0124 & 0125)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Driveway, Zero Lot Line*	0 feet	0 on the zero side, 5 feet on the nonzero side	15 feet 155.600(B)	N/A	N/A	40% front lot coverage 40% width of lot	[1] 10 foot minimum width

ZV(R) 2023-0126)

Table 155.620 Accessory Building and Structures							
Type	Setback				Maximum Height	Maximum Dimensions	Additional Regulations
	Front	Side	Street Side	Rear			
Deck or Patio*	Primary Building	5 feet	5 feet	5 feet	N/A	N/A	N/A

ZV(R) 2023-0127)

Code Section: 155.652 ZERO LOT LINE HOMES

(C) Maintenance and drainage easements.

3. At grade structures encroaching into the five foot required setback on the Zero Lot Line side shall place a 6 foot high completely opaque privacy wall in accordance with 155.621 (A)(1)(b).

VARIANCE DETERMINATION:

The Board of Adjustment shall not grant any single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

- a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Subject Site Aerial Photo
Unified Development Application
Property Survey
Code Compliance Notice, Images
HOA Letter of Approval
Letter and Signatures from the neighbors.



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 12/4/23.

Plans for DRC 1 Planner: C-2.

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input checked="" type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input checked="" type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark N/A.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
- The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

<i>Staff Use Only</i>		
Project Planner: <u>C-2.</u>	Project #: PRJ 20 <u>1</u>	Application # <u>20182023-0124</u>
Date Submitted: <u>12/4/23</u>	Posted Signs Required: <u>(1)</u>	Fees: \$ <u>707.00</u>

SECTION 1-PROJECT INFORMATION:

Project Name: Driveway Extension Variance

Project Address: 16453 NW 21st street

Location / Shopping Center: Spring Valley Parkside

Acreage of Property: 4500 sq ft Building Square Feet: 1644 sq ft

Flexibility Zone: _____ Folio Number(s): 514008101680

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: Concrete Slab driveway extension

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Denny Maiz

Owner's Address: 16453 NW 21st street

Owner's Email Address: maizdenny@hotmail.com

Owner's Phone: 7868539407 Owner's Fax: _____

Agent: Self

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: PK23-00112

Code Section: 155-620

Required: 40% FLC ; 40% width ; 5' Rear ; 5' Side

Request: 58% FLC ; 58% width ; 4' Rear ; 0' Side

Details of Variance, Zoning Appeal, Interpretation Request:

See letter.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The addition of two concrete slabs adjacent to each side of the original driveway concrete slab. The dimensions of the Slab on the Left side are 9 feet by 15 feet and 6 inches deep of 3500psi concrete with Fibermesh. The Right side dimensions are 4 feet by 20 feet and 6 inches deep of 3500psi concrete with Fibermesh reinforcement. The Slabs are intended to accomodate additional parking in front of the House for the persons residing in the home. the dimensions of the slabs were chosen to allow for 3 normal sized vehicles to park in front of the property without having to risk damaging the vehicles from being too close to each other. One of the persons residing in the home is diagnosed with Autism and as a result is lacking in coordination and spatial awareness that prevents due care and understanding for things like maintaining personal space and safe distances to avoiding damage and injury. The slabs were installed in a manner and aesthetic to closely match or resemble the original driveway slabs likeness so as to blend in with the overall look of the driveway and not subtract from the exisiting aesthetic value that the property was originally equipped with.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Stacey Gey 7-25-2023
Signature of Owner Date

Sworn and Subscribed before me this 27 day
of July, 2023



Fee Paid *Mercedes Watler* My Commission Expires
Signature of Notary Public

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

April, 12th 2023

To whom it may concern,

The motive for this letter is to explain the reasons why we expanded our parking area beyond the standard dimensions outlined by the city of Pembroke Pines. Our son Denny Maiz, is diagnosed with Autism since he was 2 years old, He is currently 31 years old and will require lifetime care. Due to his condition, we have had to make many modifications in our lives and in our home as well. When Denny was younger, we had to modify the garage and pulled permit # 22001849 to accommodate an additional room for him to be able to undergo physical, occupational and speech therapies.

At this current time, we have 3 automobiles in the household, it is for this reason that we have extended the driveway to create enough space for household parking. The driveway was extended with dimensions that allow Denny to open car doors without damaging the adjacent vehicle due to his lack of spatial and situational awareness in his surroundings that results from his Autism and Attention Deficit Disorder.

We earnestly plead to this elected group of representatives to please allow us to maintain the extension that was constructed in the driveway at the current dimensions. Allowing this would spare our household from incurring a serious financial burden to remove something that was meant to solve our problem with not having enough space to park due to the highly occupied visitor parking area that results from excess cars entering and residing within Spring Valley Parkside.

Sincerely,

The Maiz Household



November 1, 2023

To whom it may concern,

Through this written letter, we wish to communicate to all relevant parties that we currently provide physical and occupational therapy services to Denny A. Maiz, who is diagnosed with Autism and attention deficit disorder (ADD). Therapy services are provided to assist Denny to improve his gross and fine motor function.

Due to his lifelong health condition, Denny exhibits symptoms caused by his Autism and ADD including severe lack of spatial awareness of his surroundings and incoordination while performing motor skills in his home and community. For example, Denny requires ample space to allow him to open doors and move between spaces without bumping into objects (fixed or unfixed) or causing damage or harm to himself. Without adequate space, Denny can inadvertently damage any vehicles, property, or items if they are parked too close to each other when he is moving around or getting in and out of a motor vehicle.

I therefore recommend that sufficient space be provided or adapted for Denny to move about freely in his driveway and home environment without risk of damage or harm.

If you need more specific information about Denny A Maiz's medical condition, please contact us at the following email address: drfranklin@internationaltherapy.com.

Regards,

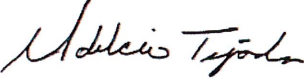
Dehlia Franklin, PT, DPT, PhD


To whom it may concern,


As a homeowner in Spring Valley Parkside, I would like to make it known that the visitor parking area is always occupied during peak hours and it is difficult to find spots to park after 6pm. Due to this, many families in Parkside have found themselves obligated to find ways of expanding the parking space in front of their houses. This allows home owners to avoid parking violations from the HOA for overnight parking in the street.

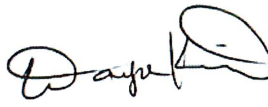
Due to the aforementioned reasons, we are in agreement and support Denny Maiz and Sonia Becerra in their decision to extend the driveway space in front of their home. Since this also becomes a benefit for those of us who do not get to access visitor parking, we kindly ask the group of representatives that will decide on this matter to approve the variance that is being requested.

Sincerely,

Name: Adelfio TEJADA 
Address: 16477 NW 21 ST,
Pembroke Pines, FL, 33028

Name: Bharath Mohanarasi 
Address: 16432 NW 21st st,
Pembroke Pines, FL, 33028

Name: Nereyda Alvarez 
Address: 16492 NW 21 st.

Pembroke Pines, FL 33028
Name: Wayne Rinkard 
Address: 16512 NW 21st Street

Name: Kit Mart ~~Mad Mad~~
Address: 16533 N. W. 21st St Pembroke Pines FL 33028

Name: Alexandra Miley ~~Allen~~ Family
Address: 16593 NW 21st Pembroke Pines FL 33028

Name: Leticia Johnson. ~~Yolanda Schum~~
Address: 16572 NW 21st St. Pembroke Pines FL 33028.

Name: HILARY WALKER ~~Hilary Walker~~
Address: 16552 NW 21st St. Pembroke Pines FL 33028

Name: Adawna Bell ~~Adawna Bell~~
Address: 16573 NW 21st St.

Name: Joe Linnell ~~Joe Linnell~~
Address: 16553 NW 21st St

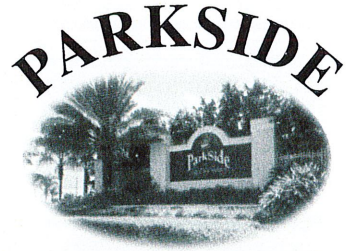
Name: 16413 NW 21st Pembroke Pines FL 33025
Address: Danilo R. OSORIO LOPEZ

Name: Lauren Rodriguez
Address: 16433 NW 21st Street P. Pines FL 33028

Name:
Address:

REQUEST FOR ARCHITECTURAL MODIFICATION

TO: Board of Directors and/or Architectural Control Committee of
Parkside at Spring Valley Homeowner's Association, Inc.
 Elite Management Association, Inc.
 10081 Pines Blvd., Suite E-2
 Pembroke Pines, FL 33024
 Phone: 954-435-2424



Sub-Association:		Account Number:	
Name of Owner (s): <u>Denny Maiz.</u>			
Street Address: <u>16453 NW-21 St Pembroke Pines FL. 33028</u>		Signature:	
Date: <u>1-3-23</u>	Day Phone: <u>786-8539407.</u>	Evening Phone:	

APPLICATIONS WILL BE PROCESSED WITHIN 30 DAYS UPON RECEIPT OF ALL SUPPORTING DOCUMENTS REQUIRED WITH THIS APPLICATION

Approval is hereby requested to make the following modification (s), alterations, and/or additions as described below:

- | | | |
|---|--|---|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Wall/Fence |
| <input type="checkbox"/> Doors Identical/New | <input type="checkbox"/> Patio | <input checked="" type="checkbox"/> Concrete Slab |
| <input type="checkbox"/> Pavers | <input type="checkbox"/> Jacuzzi | <input type="checkbox"/> Awning |
| <input type="checkbox"/> Driveway Painting | <input type="checkbox"/> Mailbox Replacement | <input type="checkbox"/> Light Fixture |
| <input type="checkbox"/> Exterior Paint Identical Color | <input type="checkbox"/> Satellite Dish 18" | <input type="checkbox"/> Other |
| <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Screening Enclosure New | |

Description of Request: _____

27 02

All applications must include the following:

- Lot Survey with proposed modifications drawn on survey, including any set back distance required.


When applicable , the following information/ documents must be provided:

- Color photographs or manufacturer's brochure of the proposed modifications.
- Drainage Surface Water Plan
- If Painting - A color sample of the paint intended, along with a color photograph of your house including the roof.
- If Contracting - Proposed Improvement Contract
- If Construction - Contractor's Commitment indicating time frame and maintenance of common areas
- If Construction - Contractor's plans must specify the access point for contractors (ingress/egress)

- If Construction - A copy of the homeowner's insurance.
- If Construction - A copy of the contractor's insurance certificate naming Spring Valley as a named insured
- If Construction - and heavy equipment is required, color photographs of all adjoining common areas are required, along with a \$500 refundable security deposit (cashier's check only) for common area access.
- If Landscaping - The appropriate drawings must show both a Plan View and an Elevation.
- If Landscaping - Specifications of the proposed materials/modifications must be included, (i.e. Color, Style, Type of Material).
- If Structural Change - Consent Letter from Neighbors adjoined to your property.

(FOR Parkside at Spring Valley HOA ARC COMMITTEE USE ONLY)

Date Application Received: 1/3/2023 Date Application Received: 1/3/2023

Approved
 Disapproved Committee Member Signature: 

(FOR Parkside at Spring Valley POA ARC COMMITTEE USE ONLY)

Date Application Received: _____ Date Application Received: _____

Approved
 Disapproved Committee Member Signature: _____

Your approval is subject to the following:

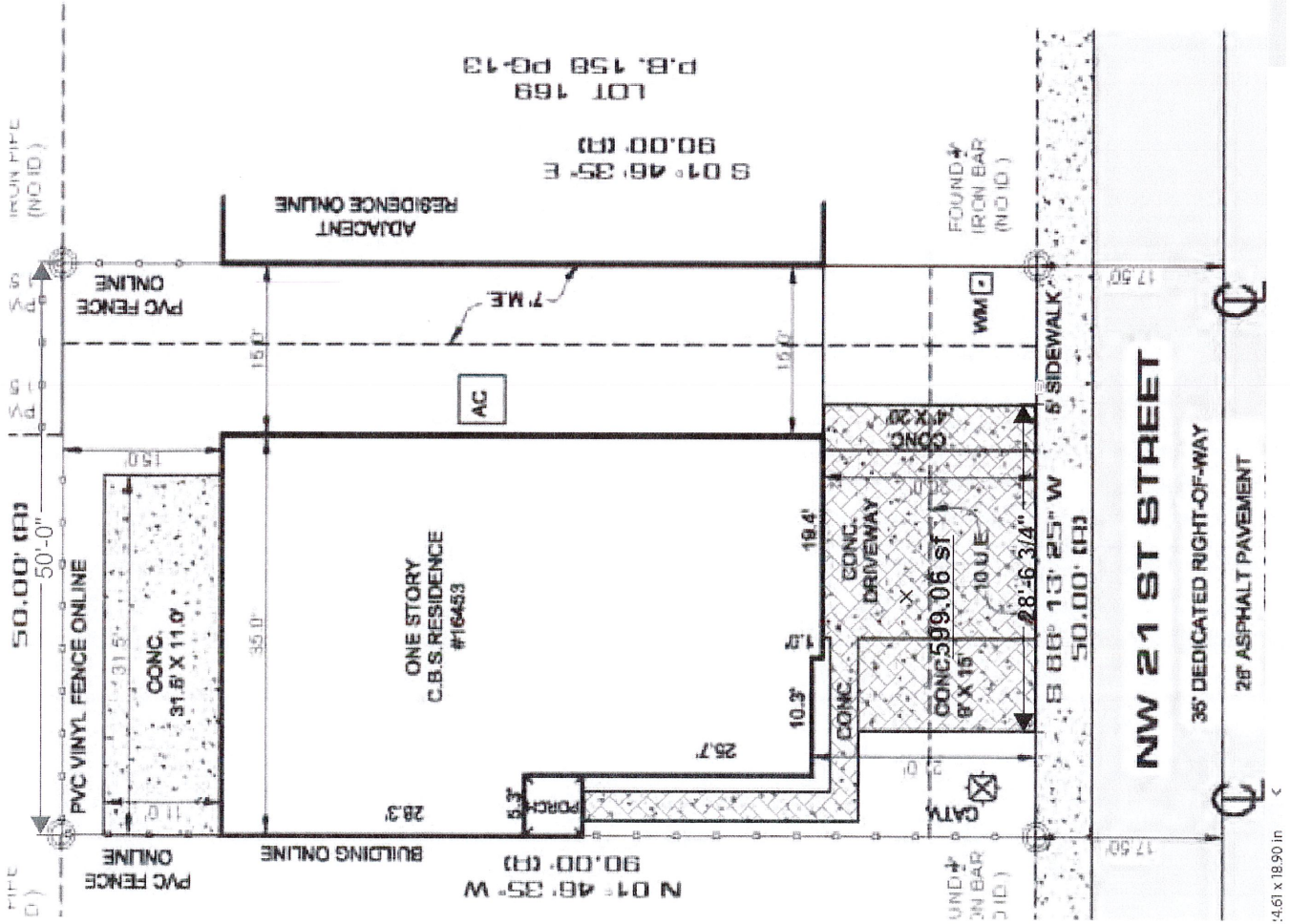
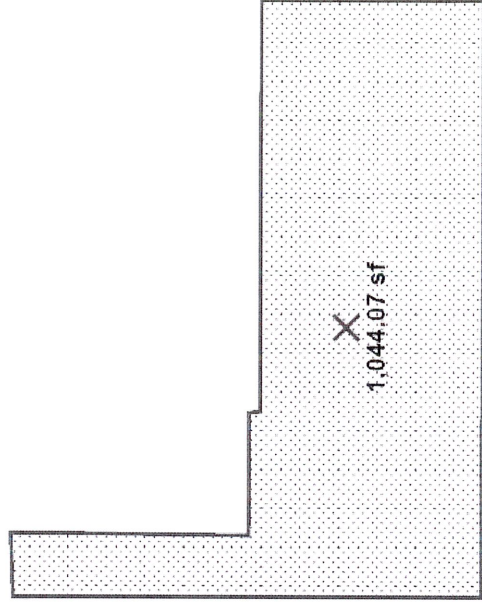
1. You are responsible for obtaining any necessary permits from the appropriate Building & Zoning Departments and when applicable, S. Broward Water District.
2. Access to areas of construction is only to be allowed through your property, and you are responsible for any damage done to the common area elements and/or your neighbor's property during construction.
3. If the modification requires more than 45 days and/or exceeds the time frame originally proposed, you must request an extension from the Parkside Board of Directors.
4. You are responsible to provide notice to Elite Property Management upon completion of the modification, and when applicable, a copy of the closed permit.
5. The \$500 security deposit will be refunded to you provided the inspection of the common area shows no damage and/or has been restored by the homeowner.

Explanation of Disapproval: _____



Sketch Analysis:

- Front Lot Area is 1,045 SF
- Allowed FLC is 40% or 418 S.F.
- Allowed driveway width is 40% or 20 L.F.F.
- Existing FLC is 600 S.F. or 57.4 (58%)
- Existing driveway width is 28'-7" L.F.F. or 57.1 % (58%)
- Existing rear patio shall be 5' away from side and rear property lines.





**City of Pembroke Pines
Police Department, Code Compliance Division
601 City Center Way, Pembroke Pines, FL 33025
954-431-4466**

VIOLATION WARNING

Case #: 221202886 **Date:** 12/9/2022
Folio #: 514008101680
Recipient: MAIZ,DENNY/BECERRA,SONIA
Address: 16453 NW 21 ST
PEMBROKE PINES, FL 330281754

A physical inspection at 16453 NW 21 ST Pembroke Pines, FL 33028 disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter:	Section:	Violation:	Comply By Date:
CHAPTER 155: ZONING CODE LDC	155.313 ENFORCEMENT	Observed extended driveway and new fence at the residence - no permit on file.	12/29/2023

Notes/Mean of Correction:

Must obtain permits for fence and driveway work done at the residence. Please contact the Building Department at 954.435.6502 with any permitting questions.

YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE BY 12/29/2023

This is a courtesy Violation Warning that the above referenced Code Compliance violation(s) currently exist on the subject property. At this time, please take all necessary actions to remedy the violation(s) by the compliance date listed above. If you need additional time to bring the violation(s) into compliance or wish to discuss the violation(s) with the Code Compliance Officer, please immediately contact the undersigned Code Compliance Officer at the phone number listed above.

At this time, no fines or penalties have been assessed against you or recorded as a lien against your property. Failure to timely remedy the violation will result in the issuance of a formal Notice of Violation and Summons to Appear, this Code Compliance matter will be set for a hearing with the City's Special Magistrate. Fines or administrative costs may be assessed by the Special Magistrate once a Notice of Violation and Summons to Appear is issued.

If the violation(s) is corrected and then reoccurs, is not corrected by the time specified for correction by the Code Compliance Officer, or is a repeat violation(s), this case may be presented to the City's Special Magistrate even if the violation(s) has been corrected prior to the hearing.

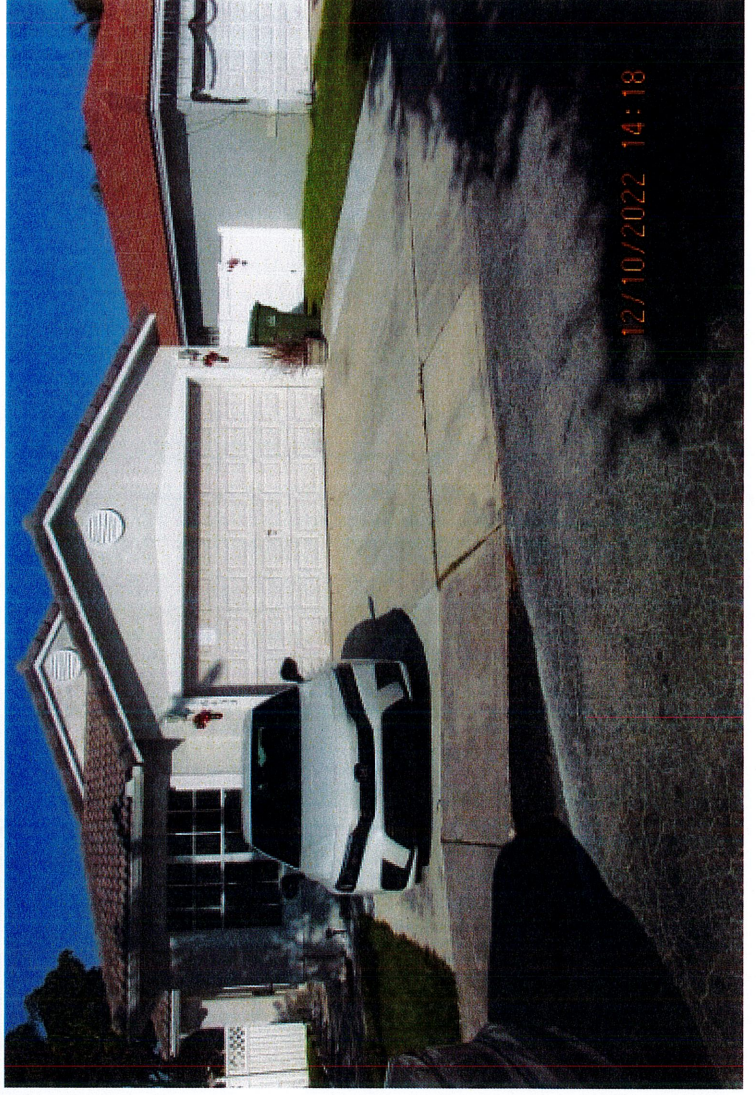
Please govern yourself accordingly.

Code Compliance Officer - Espy Mize

HAND DELIVERY TO:

Signature is not an admission of guilt but verification of receipt of this notice.

16453 NW 21 Street.



Property Changes: 16453 NW 21 Street

