



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 24 August 2005

Address: 115 5th Street N.E.

Owner: Manoucher Rostamkhani

Background:

This is a 2 story commercial structure; it has a base foundation size of 7,053 square feet, with a total building area of 20,676 square feet. The structure was originally built as a ware house in 1912 and is considered an "F" occupancy under the building code. The property was condemned in 1994 and sold to its present owner in that condition. The property was boarded in December of 1998 and was not to be occupied. Code Compliance was initiated in April 1996 with orders for rehabilitation issued but never completed. The property has continues to have multiply outstanding orders from Inspections as well as the Fire department. It was first cited for illegal auto repair in 1998 and has continued to be used illegally for that purpose.

Status:

The Fire department as well as Inspection has continued to receive numerous complaints since 1998 stating that the building is being used as an auto repair facility. An inspection conducted by the Fire department in September of 2003 shows that the owner was using the property as a car repair and auto storage facility and during the course of this evaluation inspections has found that this is still operating. Our photo's from the exterior through the windows show an active office in the front of the building as well as storage of vehicles in the rear fenced in area.

On August 23rd, 2005 we received a written response from the law offices of Best and Flanagan. They have been retained by Mr. Rostamkhani and have submitted a proposal for rehabilitation of the property. It is been submitted for your review.

Gas service: terminated for lack of payment in May 2005 with an **outstanding balance of \$1261.97**

Water: currently in service with an **outstanding balance of \$406.28**

Taxes: delinquent for 2004 and first half of 2005 for an **outstanding balance of \$8, 686.28**

Vacant Building Registration: Fees for the last 3 years for a total of \$1200.00 have been assessed to the property taxes.

Estimate market value: \$160,000.00

Recommendation: The Inspection Department and CPED both recommend the property to be demolished. Based on the submission of the letter from legal counsel on behalf of Mr. Rostamkhani, we would agree to a stay in the demolition provided that the owner fulfills all aspects in the letter. In the event that the owner fails to perform as specified, we would move forward immediately with demolition.