



TOWN OF FAIRFAX

STAFF REPORT

February 5, 2014

TO: Mayor and Town Council

FROM: Mark Lockaby, Building Official

SUBJECT: Accept status update on the clean-up of the property located at 159 Willow Avenue

RECOMMENDATION

Accept status report from staff regarding the on-going clean-up and abatement of violations at 159 Willow Avenue.

DISCUSSION

The Building/Code Enforcement Division of the Planning and Building Services Department is monitoring the property at 159 Willow Avenue to ensure that there is continued progress towards compliance with all Zoning and Building Codes.

On October 28, 2013 the Building Official and the Principal Planner met with Roy Murrin and his sister Kathy Garretson at the property. Mr. Murrin's brother and sister are now helping to bring the property into compliance. Staff conducted another inspection of the entire property and produced a list of items that need to be addressed. On November 1st, the Building Official issued a letter to the property owners with a checklist establishing deadlines for performance.

At their November meeting, the Council added the requirement for the owner to remove the chimney attached to the wood stove. The property owners are progressing with the clean-up, but it is taking them longer than the time allowed (see attached checklist). Staff has issued a fine for non-compliance, but has also requested the owner to provide a revised timeline for compliance. Staff will continue to monitor progress of the property owner and take action as needed to gain compliance including citations and nuisance abatement actions. As requested by the Council, staff will provide status updates to the Council's at subsequent meetings.

FISCAL IMPACT

Many hours of staff time have been spent trying to get the property into compliance with all Zoning Regulations, Town Codes and the Building Codes.

159 WILLOW AVENUE CLEAN-UP/VIOLATION CHECKLIST

VIOLATIONS	AMOUNT OF TIME TO COMPLETE TASK OR SUBMIT APPLICATION TO LEGALIZE (start day November 1, 2014)	STATUS
Garage being used for storage - must be available for parking	60 Days	10% Completed
Remove unusable items from the side of the garage and the rear deck.	60 Days	20% Completed
Move household items on rear deck inside or store off-site	60 Days	75% Completed
Remove salvaged enclosure material from the sides of the rear deck	60 Days	75% Completed
Remove the items being stored beneath the rear deck and remove enclosure siding that was not built as a part of the deck.	60 Days	60% Completed
Remove the chimney that is attached to the wood stove.	60 Days	
Remove the plumbing from both the kitchen and the bathroom in the accessory structure, all the kitchen and bath improvements and the partition walls.	60 Days	
Remove the second kitchen from the lower level of the residence	90 Days	Partial- Stove Removed
Remove the bathroom from the lower level of the residence, or reinstall the internal stairway connecting the two living levels of the home	90 Days	
Remove the two damaged/disabled electrical panels from the north side of the house (one on the rear deck enclosure and one on the north side shed attached to the home)	30 Days	<u>COMPLETED</u>
Remove the wood stove from the family room.	30 Days	<u>COMPLETED</u>