

AGENDA

PROPERTY OWNERS APPEAL BOARD

DECEMBER 11, 2023 ~ 11:00 A.M.

BLUE LION

101 NORTH 2ND STREET

ROOM B

MEMBERS:

Megan Raynor, Chair; Bobbie Woodard-Andrews; Jack Swink; Justin Sparrow; and, Karen Lewis

CALL TO ORDER

ROLL CALL

APPROVE MINUTES OF THE JULY 10, 2023 MEETING AND SEPTEMBER 6 AND 7, 2023 APPEAL HEARINGS

STATEMENT OF QUALIFICATIONS AND INTRODUCTION OF CITY STAFF

ITEMS OF BUSINESS

1. **7424 Martin Drive**

Appellant: Stephen Smith, son of owners

Owner(s): Joel M. & Thesis Smith

Cleaned: September 27, 2022 \$336.09

~ Referred to POAB by City of Fort Smith Board of Directors at the November 14, 2023 regular meeting ~

OTHER

ADJOURN

CHRONOLOGY OF PROPERTY ABATEMENT

Item #1

Inspector: Doug Farris

12/11/23

ECS	ADDRESS	OWNER
E22-2143	7424 Martin Dr	Joel M & Thesis Smith

Code Violation of Sections 16-4 & 16-5: Grass/weeds, Indoor Furniture & Trash/Debris

Complaint Initiated Case

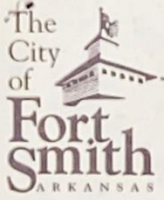
- 8/30/2022 Complaint initiated - Code violations observed for OG/TD/IF - documented and posted 7 Day Notice
- 8/31/2022 Office Staff - Conducted legal search no outstanding mortgages founds
- 8/31/2022 Certified letter/notice sent to owner on record with Sebastian County (collector's mailing address of 1311 Clover Ln, Fort Smith AR, 72908)
- 9/14/2022 Certified letter returned unclaimed – Final inspection scheduled
- 9/21/2022 Final inspection – Property remained in violation – documented via digital film media for assignment to contractor for abatement action
- 9/27/2022 Property abated by contractor and brought into compliance with city codes
- 10/4/2022 Abatement inspection completed – property in compliance

Abatement Costs and Associated Fees assessed as follows:

1st Abatement

9/27/2022 - ABATEMENT	
CONTRACTOR FEES	140.00
CONTRACTOR MEDIA - PHOTOS	10.00
LANDFILL CHARGES	24.70
CODE ENFORCEMENT	101.82
FINANCE FEES	59.57
TOTAL	\$336.09

Note: The Neighborhood Services Division followed due process of posting, notification and abatement action for this property and recommend all fines and fees be assessed in full.



Neighborhood Code Enforcement 7 DAY CLEAN-UP WARNING NOTICE

CERTIFIED
 LEGAL SEARCH
Photos 1-7
ECS: F22-2143
Date: 8-30-27

Property Location: 7424 Martin DR Parcel 18873-0000-0266-00

This Warning serves notice that you are in violation of the Fort Smith Municipal Code Chapter 16: Nuisance Ordinances and/or the Property Maintenance Code of Fort Smith, Arkansas. You are required to maintain your property in compliance with municipal codes. All city municipal codes can be viewed on the city website at www.fortsmithar.gov.

You have seven (7) days to correct the violation(s) that are noted in this warning. If the property has not been brought into compliance within seven (7) days from the date of this notice, the City of Fort Smith may proceed forward according to the provisions of applicable municipal codes and laws by serving legal notice and abating the violations and/or taking legal action through the City Prosecuting Attorney's Office or by issuing a Citation.

The City of Fort Smith may abate the property violation(s) by utilizing contractors and charging all costs associated with this action to the property owner. Liens may be filed against the property if cleanup fees are left unpaid. Further steps may be initiated to recover expenses by the City of Fort Smith Finance Department.

Please Note: If the Neighborhood Services Division abates overgrown conditions on a property, it has the authority to abate overgrown conditions on this property every thirty (30) days throughout the calendar year without further notice.

If you have any questions regarding this notice you should contact the Fort Smith Neighborhood Services Division. Office hours are Monday thru Friday 8:00AM - 5:00PM at (479) 784-1031 or (479) 784-1076.

Code Violation(s):

- Sec. 16-5 All grass/weeds must be maintained lower than ten (10) inches height
- Sec. 16-4 All trash, building rubbish and/or debris must be removed from property
- Sec. 16-4 All indoor furniture, mattresses, box springs must be stored inside or removed
- Sec. 16-4 All appliances and/or bathroom fixtures must be stored inside or removed
- Sec. 16-4 No open storage i.e. building materials, tires, boxes, tubs, tools, etc.
- Sec. 16-5 Remove all dead, dying or dead parts of tree(s) and/or dead limbs
- Sec. 14-52 Parking/Screening vehicles on residentially zoned property
- Sec. 14-54 Parking of commercial vehicle(s) on residentially zoned streets and properties
- Sec. 14-55 Parking of recreational/utility vehicles on residentially zoned streets and properties
- Sec. 24-10 Remove blind corner or sight obstruction(s) blocking pedestrian or vehicular vision
- Sec. 25-268 Trash receptacle location and/or deposited yard debris on public street
- _____
- Comments: _____

Area(s) in Violation:

- Front Back Sides Alley Easement
- Fence line Porch Carport Driveway Lot

Doug Fariss
Property Maintenance Inspector

posted
Signature for Notice (must be 18 years or older)

SMITH, JOEL M & THESIS I

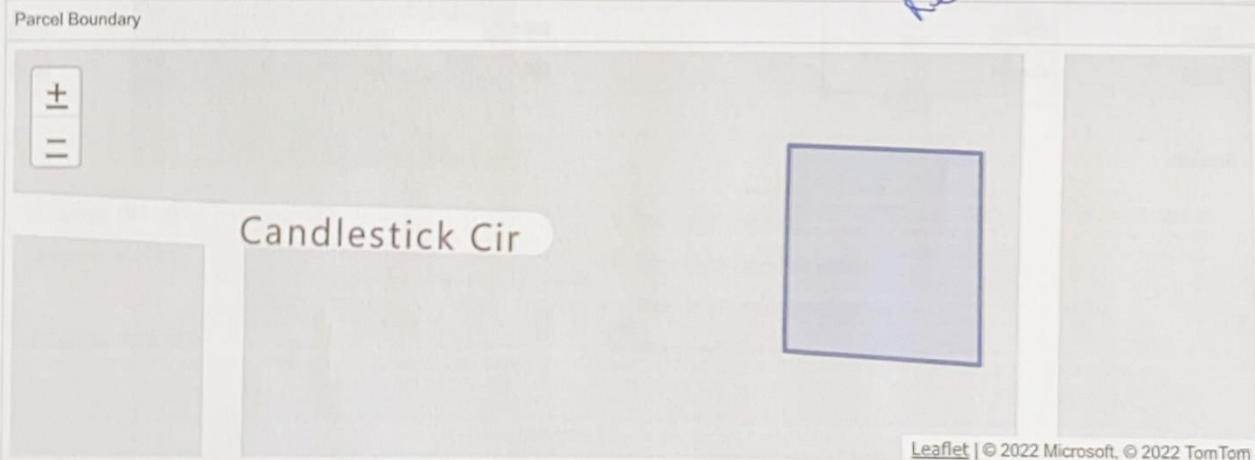
7424 MARTIN DR



Vacated

Basic Information	
Parcel Number:	18883-0000-02666-00
County Name:	Sebastian County
Property Address:	SMITH, JOEL M & THESIS I 7424 MARTIN DR Map This Address
Mailing Address:	SMITH, JOEL M & THESIS I 1311 CLOVER LN FORT SMITH AR 72908
Collector's Mailing Address	SMITH JOEL M & SMITH THESIS 1311 CLOVER LN C/O STEVEN M SMITH FORT SMITH, AR 72908-8111
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	05-07-32
Lot/Block:	/
Subdivision:	05-07-32
Legal Description:	PART SW SE 100 X 100'
School District:	99FS FORT SMITH CITY
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

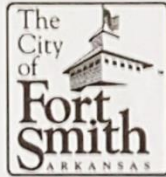
Released



Leaflet | © 2022 Microsoft, © 2022 TomTom

Land Information

Fort Smith Neighborhood Services Division
PO Box 1908 Fort Smith, AR 72901
(479)784-1031



8/31/2022

Joel M & Thesis I Smith
1311 Clover Ln
Fort Smith, AR 72908

In the interest of a better environment and quality of life for the citizens of the City of Fort Smith, the Fort Smith Board of Directors has enacted Municipal Codes Chapter 16: Nuisances Ordinances and the Property Maintenance Code Of Fort Smith Arkansas. You are hereby notified that the property listed below which you either own or have an interest in was inspected and found to be in violation of these ordinances and/or codes.

7424 Martin Dr

Case File # E22-2143

See the attached 7 Day Clean-Up Notice for Violation(s)

If you correct the violation(s), there will be no further action taken by the City. However, you will need to make arrangements to keep the property maintained in the future to avoid further notices.

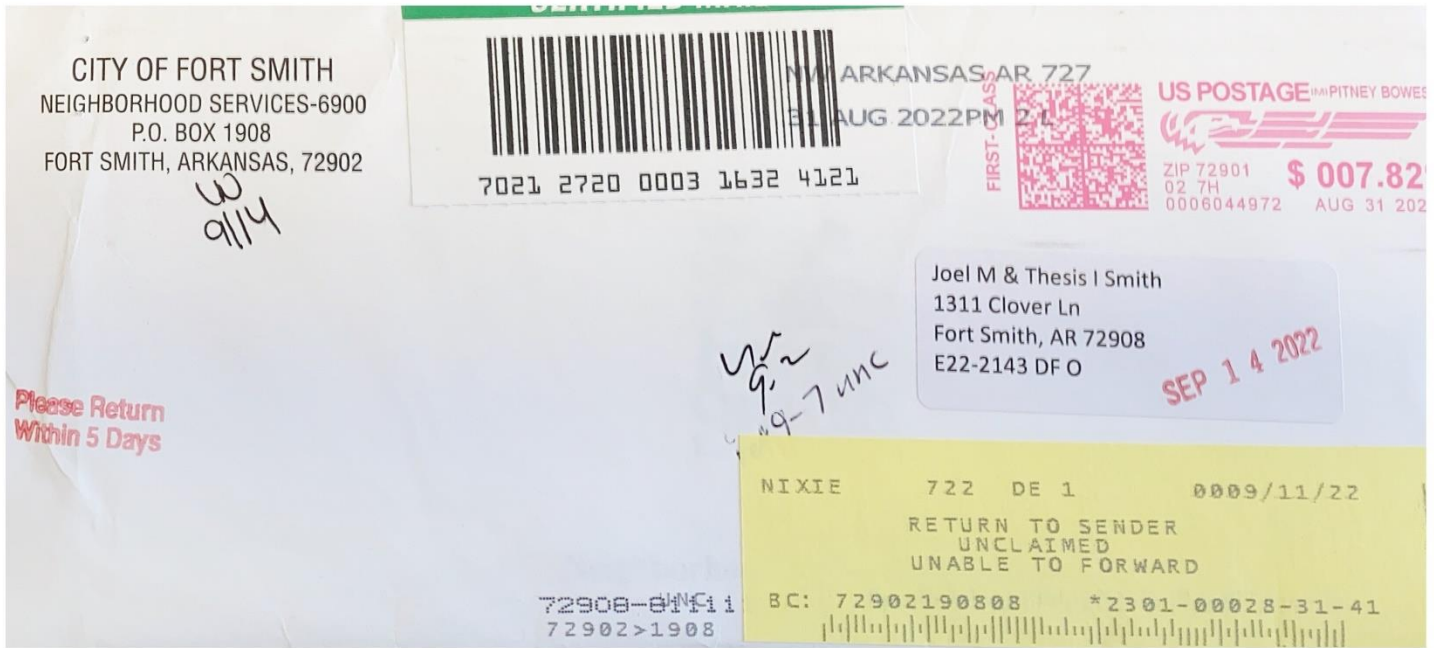
You have seven (7) days to correct the violation(s) that are noted in this warning. If the property has not been brought into compliance within seven (7) days from the date of this notice, the City of Fort Smith may proceed forward according to the provisions of applicable municipal codes and laws by serving legal notice and: (1) abating the violation and charging all associated costs of correction, maintenance and administration to the property owner; (2) filing and enforcing a lien against the property if the costs of clean up are not paid; (3) and/or or taking legal action through the City Prosecuting Attorney's Office or by issuing a Citation.

Please Note: If the Neighborhood Services Division abates overgrown conditions on a property, it has the authority to abate overgrown conditions on this property every thirty (30) days throughout the calendar year without further notice.

Please contact us if you have any questions regarding this notice or if you believe that you have received this notice in error. Our office hours are Monday thru Friday 8:00AM – 5:00PM at (479) 784-1031 or (479) 784-1076.

Thank you in advance for your cooperation and in helping to make Fort Smith a cleaner, safer and healthier place to live and prosper.

* See attached page(s) for additional information.



Neighborhood Code Enforcement - Billing

ECS: E22-2143 **Date:** 9/22/22 **Staff:** T. Dewett K. Perkins S. Rammohan
Inspector: Scott Hamilton Doug Farris Pablo Mendez Doug Mizell
Violation Address: 7424 Martin Dr **Parcel:** 18883-0000-02666-00
Legal: Part SW SE 100 X 100 **Division:** **Sec/Twn/Range:** 05-07-32
Property Owner: Smith, Joel M & Thesis I **Lot(s):** **Block(s):**

Billing Address: Name(s) Smith, Joel M & Thesis I
Address: 1311 Clover Ln **City:** Fort Smith **State:** AR **Zip:** 72908

Mortgage/Lender: N/A
Address: **City:** **State:** **Zip:**

2nd Mortgage/Lender: Name N/A
Address: **City:** **State:** **Zip:**

Contractor Assigned To: Micah Rundell

Abatement Fees

#1st Violation: 8/30/2022

Code Enforcement	Hours	Fees
Hours	4X 20.00	\$80.00
Mail 0x.53	1x7.82	\$7.82
Media	7X\$2.00	\$14.00
TOTAL		\$101.82

Cleaned: 9/27/22

Finance Department	Hours	Fees
Hours	1X \$24.04	\$24.04
Postage	\$.53	\$0.53
County Filing	\$35.00	\$35.00
TOTAL		\$59.57

Contractor	Fees
Abatement Cost	\$140.00
Landfill Charges	\$24.70
Photos	\$10.00
TOTAL	\$174.70
Combined Total	\$336.09

#2nd Violation:

Code Enforcement	Hours	Fees
Hours	4X \$20.00	\$80.00
Media	X2.00	\$2.00
TOTAL		\$82.00

Cleaned:

Finance Department	Hours	Fees
Hours	1X \$24.04	\$24.04
Postage	\$.53	\$0.53
County Filing	\$35.00	\$35.00
TOTAL		\$59.57

Contractor	Fees
Abatement Cost	
Landfill Charges	
Photos	\$10.00
TOTAL	\$10.00
Combined Total	\$151.57

#3rd Violation:

Code Enforcement	Hours	Fees
Hours	4X \$20.00	\$80.00
Media	X2.00	\$2.00
TOTAL		\$82.00

Cleaned:

Finance Department	Hours	Fees
Hours	1X \$24.04	\$24.04
Postage	\$.53	\$0.53
County Filing	\$35.00	\$35.00
TOTAL		\$59.57

Contractor	Fees
Abatement Cost	
Landfill Charges	
Photos	\$10.00
TOTAL	\$10.00
Combined Total	\$151.57

Contractor Information

1st Cleaning	
Date Completed	9/27/22
Estimated Hours	4
Estimated Fees	\$174.70

2nd Cleaning	
Date Completed	
Estimated Hours	
Estimated Fees	

3rd Cleaning	
Date Completed	
Estimated Hours	
Estimated Fees	

Office Staff _____



9/27/22
7424 Martin St.
E22-2143



9/27/22
7424 Martin St.
E22-2143



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