



ARLINGTON COUNTY, VIRGINIA

<p style="text-align: center;">County Board Agenda Item Meeting of May 7, 2005</p>

DATE: April 26, 2005

SUBJECT: DECLARATION OF BLIGHT AND PLAN FOR REPAIR OR OTHER DISPOSITION "R-5" One-Family, Restricted Two-family Dwelling District; 1-story; single-family detached dwelling, built 1942; premises known as 636 22nd Street South (RPC #36029004).

C.M. RECOMMENDATION:

Take no action.

ISSUES: None.

SUMMARY: In October 2004, staff recommended that the Planning Commission and County Board declare the property blighted and that the property be acquired by eminent domain. A person who claimed to have recently acquired the property came to the County Board and asked for deferral to give him time to pay all outstanding liens and to make the necessary repairs to the property. The County Board deferred the item to the December 11 County Board meeting to allow additional time to address issues. At the time of the December 11th County Board meeting the new owner had not completed the improvements and the County Board deferred the item to the first regular meeting in May, 2005. To date the owner has paid all the outstanding liens and has made substantial improvement and renovations to the property. All major exterior property maintenance violations are in compliance and new windows have been installed throughout. Building permits for electrical service upgrades are active and work is underway. A reasonable plan to remedy the blighted conditions has been submitted and work is in progress to cure all violations. The current condition of the property no longer meets the criteria for a Declaration of Blight. Therefore, it is recommended that the County Board take no action.

BACKGROUND: The subject property is a single-story, five (5) bay brick house consisting of a main side-gabled section with a front facing gable section set flush with the façade. The main entrance now occupies the west elevation of the house and is covered by a metal awning. Windows at the basement and main levels are secured with plywood to prevent entry. Code Enforcement staff had never gained entry into the structure, but the brick exterior and roof structure of the main building appear sound. Code Enforcement staff had cited the owner of

County Manager: _____

County Attorney: _____

Staff: Janette DeJesus, Code Enforcement Malcolm Avant, Code Enforcement

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record for seven (7) Condition of Private Property Ordinance violations for overgrown vegetation, and violating three (3) Virginia Uniform Statewide Building Code statutes for broken and missing window panes, a vacant and open building, and it was declared an Unsafe Structure and placarded as Unfit for Human Habitation based on abandonment and the lack of utility services. County contractors have been dispatched to the property 16 times to abate unsafe conditions and overgrown vegetation. Furthermore, the property had been vacant and abandoned for longer than six years. Therefore, staff had recommended that the County Board declare the property blighted and that the property be obtained through eminent domain. A person who claimed to have recently acquired the property came to the County Board and asked for deferral to give him time to pay all outstanding liens and to make the necessary repairs to the property. The County Board deferred the item to the December 11 County Board meeting to allow additional time to address issues.

At the December 11 County Board Meeting, the new owner had indicated to staff that additional time was needed to complete the repairs, therefore staff recommended that the County Board defer this item to the first regular meeting in May, 2005. The current condition of the property no longer meets the criteria for a Declaration of Blight. The property was transferred to new ownership September 30, 2004, according to the Arlington County Real Estate Assessor's office, and the owner of record is Mr. Arthur Lander 614 19th Street, South, Arlington, Virginia 22202. All of the exterior work is completed and the new owner is in the final phase of renovation work on the structure and plans to complete by summer of 2005.

Given the substantial improvements to the property staff recommends that the County Board take no action on this matter.