

## **AGENDA ITEM 3A**

**EARL HOLLINS**

**7528 S. 88<sup>TH</sup> STREET**



CITY OF LA VISTA  
BOARD OF APPEALS

## STAFF REPORT

---

**DATE OF BOARD MEETING:**

January 16, 2013

**SUBJECT:**

Appeal of Chief Building Officials Notice & Order  
Sections 302.4 & 12 of the Abatement of Dangerous Building Code  
Residence at 7528 S. 88<sup>th</sup> Street

---

### **PROPERTY INFORMATION**

---

**APPELLANTS:**

Mr. Earl Hollins  
7528 S. 88<sup>th</sup> Street  
La Vista NE 68128

**PROPERTY OWNERS:**

Mr. Earl Hollins  
7528 S. 88<sup>th</sup> Street  
La Vista NE 68128

**SUBJECT PROPERTIES:**

Lot 231 & S. 10' Lot 232 Parkview Heights 2d addition.

**ZONING:**

R-1, Single-Family Residential

---

## **BACKGROUND**

---

**Description of Properties:**

1. The single-family residence located at 7528 S. 88<sup>th</sup> Street, sits on Lot 231 and the south 10' of lot 232, Parkview Heights 2nd Addition, La Vista NE. This structure was constructed in 1971 and was built of a concrete block foundation; standard wood framing and a stick built wood roof system.

**Appeal Proceedings:**

1. This is an appeal by appellant Earl Hollins of the "Notice and Order" of the Chief Building Official dated September 28, 2012. The Notice and Order stated to secure permits to demolish the unsafe fire burned structure within 60 days of the Notice and Order and to complete the demolition within 15 days after such permits are issued. The Notice and Order also stated if the required permits were not obtained and the demolition is not completed within the time frame stated the City will proceed to cause the demolition to be done and charge the costs of the demolition against the property and its owner. The appellant was notified that they may appeal the Notice and Order of the Chief Building Official to the Building Board of Appeals.

On October 29, 2012, a written request from Mr. Earl Hollins was received by the City requesting an appeal hearing to the Board of Appeals from the Notice and Order dated September 28, 2012.

**Attachments:**

1. Notice and Order dated September 28, 2012.  
Appeal letter received October 29, 2012.  
Photographs of the damaged structure.

September 19, 2012

OCT 29 2012

Geff Slinnert  
8116 Park View Blvd.  
Cal Vista, NE. 68128

Re: Oct 231 & S. 101 Oct 232  
Parkview Heights 2 Addition  
Cal Vista, NE. 68128

To: Geff Slinnert & Board of Appeals

This letter is in response to the notice & order letter I received regarding my property at 7528 S. 88<sup>th</sup> ST. Cal Vista, NE. 68128. I am the owner and have a title to property.

I have been actively pursuing a buyer for this property. There are two interested buyers. One a real estate company another a construction company. They are both working on details of a transaction. They would both demolish the building and rebuild on that property.

I am appealing the 60 day time frame as stated in the letter. This is because I need an extended period of 30-45 days in

regards to the sale, permits, demolition & physical work on the property.

I am asking for you to please consider my appeal as I have been proactive in trying to sell the property.

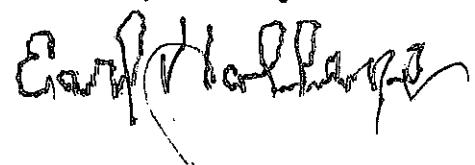
I sincerely apologize for not being able to meet the deadline/timeline, however, would appreciate an extended period for this property. Prospective buyers aware of Timeline.

I will take any and all measures to speed this process. Hopefully I can finalize a transaction without needing to utilize the extra 30-45 days.

Thank you for your time and consideration regarding this matter.

If you have any questions regarding this appeal, please notify me.

Sincerely,



Earl Hollens  
owner - 402-659-1910



September 28, 2012

Earl L. Hollins  
7528 S. 88th Street  
La Vista NE 68128

Re: Lot 231 & S. 10' Lot 232 Parkview Heights 2 addition  
La Vista NE, 68128

### NOTICE AND ORDER

The City of La Vista continues to emphasize citizen participation in improving our community. Through our efforts we hope to make La Vista a safe and more attractive place.

This notice and order is to make you aware that the Building Department has inspected the property at the above referenced location. The building official has determined that this structure fire damage has created a dangerous building and has made the structure unsafe to occupy and that the building should be demolished pursuant to Section 302 of the Uniform Code for the Abatement of Dangerous Buildings.

This order shall require that all permits including demolition be secured therefore and the work physically commencing within the time frame not to exceed sixty (60) days of the date of this letter and completed within such time as the building official shall determine is reasonable under all circumstances. If the demolition work is not commenced within the time specified, the city will proceed to cause the work to be done and charge the costs thereof against the property or its owner.

Any person having any record title or legal interest in the this building may appeal from this notice and order of the building official to the Board of Appeals, provide the appeal is made in writing and filed with the building official within thirty (30) days from the date of service of this notice and order and that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of this matter.

If you have any questions regarding this information please contact our office.

Sincerely,

Jeff Sinnett,  
Chief Building Official

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

**Community Development**  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

**Fire**  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

**Golf Course**  
8305 Park View Blvd.  
p: 402-339-9147

**Library**  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

**Police**  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

**Public Works**  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

**Recreation**  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299

010/577/084/010577084B-1.JPG

Current as of 9/18/2012

Date Created

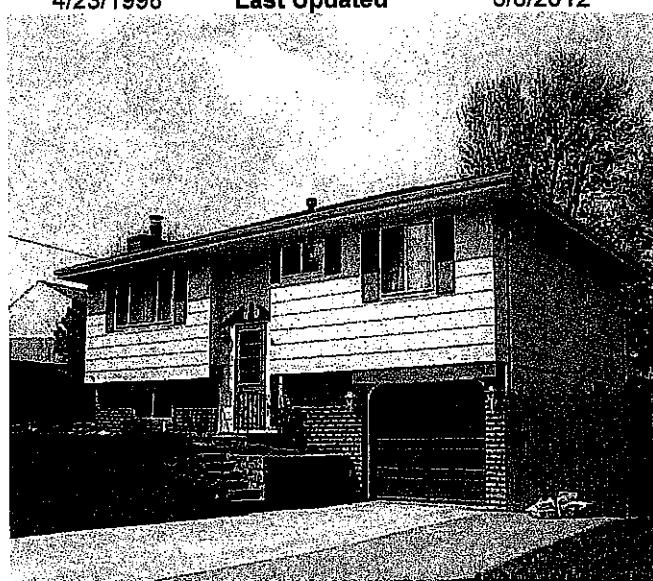
4/23/1998

Last Updated

6/8/2012

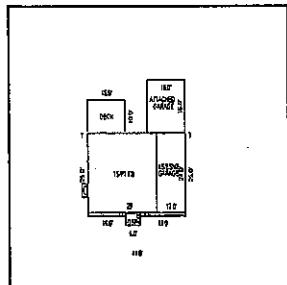
Active Record

Parcel Number: 010577084  
 Location: 07528 S 88TH ST  
 Owner: HOLLENS EARL L  
 CIO:  
 Mail Address: 7528 S 88TH ST  
 LA VISTA NE 68128-  
 LOT 231 & S 10' LOT 232 PARK VIEW HEIGHTS  
 2ND ADD  
 Legal:  
 Map #: 2959-15-0-30006-000-0340 [ Maps/Plats ]  
 Tax District: 27002

THIS IS NOT A PROPERTY RECORD FILE [What does this mean?](#)

Residential Information for 1 January Roll Year 2012

Year Built: 1971  
 Total Sqft: 1019  
 Total Bsmt Sqft: 984  
 Total Bsmt Fsh Sqft: 565  
 Lot Depth: 150  
 Lot Width: 65



Built As: Split Entry  
 # of Bedrooms Above Grade: 3  
 # of Bathrooms Above Grade: 1  
 Garage Type: Attached  
 Garage Sqft: 256  
 Garage Stalls: 1  
 Exterior 1: SIDING  
 Exterior 2: Comp Shingle  
 Roofing:

Residential Misc	
Description	Sqft or Quantity
BSMT GARAGE FINISH	288
CONCRETE STOOP	24
WOOD DECK	160
YARD SHED	120
DRIVeway	1
DRIVeway	1

## Sales Information (Updated 9/18/2012)

Sales Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
3/31/2008 200808778 Form 521	HOLLENS/EARL L & MARTHA 7528 S 88TH ST LA VISTA NE 68128-0000	HOLLENS/EARL L 7528 S 88TH ST LA VISTA NE 68128-	\$0	\$0

## Valuation

PV = Partial Valuation

	Improvements	Land	OutBuildings	Total	PV
2012	\$87,375	\$22,000	\$0	\$109,375	No
2011	\$93,333	\$22,000	\$0	\$115,333	No
2010	\$95,020	\$22,000	\$0	\$117,020	No
2009	\$94,984	\$22,000	\$0	\$116,984	No

7010 1870 0000 3948 5049

**CERTIFIED MAIL RECEIPT**  
Domestic Mail Only. No Insurance Coverage Provided

For delivery information visit our website at [www.usps.com](http://www.usps.com)

LA VISTA, NE 68128

**OFFICIAL USE**

Postage	\$ 0.45	0115
Certified Fee	2.95	10
Return Receipt Fee (Endorsement Required)	2.35	128 C 45
Restricted Delivery Fee (Endorsement Required)	\$0.00	09/28/2012
Total Postage & Fees	\$ 5.75	

**Sent To**  
Earl L. Hollins  
Street, Apt. No.  
or PO Box No. 7528 S. 88th Street  
City, State, Zip+4 LA VISTA, NE 68128

PS Form 3800, August 2006  
See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

**COMPLETE THIS SECTION ON DELIVERY**

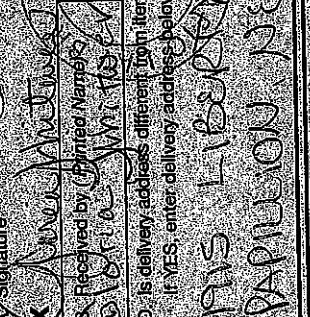
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:  
Earl L. Hollins  
7528 S. 88th Street  
LA VISTA, NE 68128

2. Article Number  
(Transfer from service label)  
PS Form 3811, February 2004

3. Signature   
4. Article Addressed to:  
Earl L. Hollins  
7528 S. 88th Street  
LA VISTA, NE 68128

5. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt or Merchandise  
 Insured Mail  C.O.D.  
6. Restricted Delivery/Extra Fee  Yes

7010 1870 0000 3948 5049  
Domestic Return Receipt  
10256-02 M-150



Mr. Jeff Sinnott  
814 Park View Blvd.  
Gal Vista, NE. 68128

OCT 29 2012

Attention: Mr. Jeff Sinnott - Child Building Official

**UNSAFE**

**DO NOT ENTER OR OCCUPY**

**Warning:**

This structure has been seriously damaged and is unsafe. Do not enter. Entry may result in death or injury.

**Comments:**

Inspected and declared unsafe/unsafe to occupy. Contact City of La Vista for inspection details.

This facility has been seriously damaged and is unsafe. Do not enter. Entry may result in death or injury.

Date: June 05, 2012

Time: 8:00 AM

This facility was inspected/checked for emergency conditions for:

City of La Vista Building Codes

Online date and time noted:

**Facility Name and Address:**  
**7528 S 88th Street**

Inspection ID Agency:

Jen-Schiffen Construction

**Do Not Remove This Placard Until  
Authorized by Governing Authority**



