

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 19, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>To condemn one (1) commercial structure; and provide summary abatement procedures, and raze and remove the structure located at 3523 Asher Avenue.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The commercial structure located at 3523 Asher Avenue has become run-down, dilapidated, unsightly, dangerous and detrimental to the public welfare of the citizens of the City of Little Rock.</p>	
FISCAL IMPACT	<p>None</p>	
RECOMMENDATION	<p>Approval of the ordinance.</p>	
CITIZEN PARTICIPATION	<p>Residents in the vicinity of the property and those passing by have complained that the structures are a public nuisance and a danger to the health and safety of persons in the area and their property.</p>	
BACKGROUND	<p>The structures have become run-down, dilapidated, unsightly, dangerous and is detrimental to the public welfare of the citizens of Little Rock. The City has contacted the owners by certified and regular mail outlining the conditions of the structures. They have failed to meet the timelines to either repair or demolish the structures. The structures have deteriorated because of a lack of maintenance and age.</p>	

**BACKGROUND
CONTINUED**

The owner of the property located at 3523 Asher Avenue removed some of the building at this site. He sent a letter to the Building Codes Staff on September 19, 2013, requesting additional time in order to submit a renovation plan for the remaining building. As of August 1, 2014, no renovation plan has been submitted.

1. 3523 Asher Avenue – Ward 1
Status: Closed former garage