

The City of North Little Rock



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CODE ENFORCEMENT DEPARTMENT

January 16, 2015

Mayor Smith
City Council Members

Re: 723 W. 21st
Lot 11 Block 3
Parcel 33N2560002200
SCHAERS Subdivision
City of North Little Rock, AR

Owners: ROMA INVESTMENTS LLC
N Little Rock, AR

Dear Mayor Smith;

The above named property has been a source of complaints since 2010. This house sits on two separate lots that are owned by two different people Roma Investments LLC of North Little Rock and Brian Mayweather of Little Rock however Mr. Santamaria has been renting the property and claiming ownership of the house. Now neither party wants to be the responsible for the property.

Oct 2010 Officer C. Williams conducted an interior inspection of the property after receiving complaints from tenants regarding violations the owner (Stefano Santamaria of ROMA INVESTMENTS LLC) wouldn't correct, inspection notice was mailed to owner advising of what corrections needed to be made, however owner moved in a family prior to final inspection.

September 4th, 2014 officer McHenry was able to make contact with Stefano Santamaria of ROMA Investments LLC. Mr. Santamaria was issued a citation to appear in North Little Rock District Court for Public Nuisance and Property Maintenance Violations, Court Date October 16th, 2014 @1:30 p.m. An interior inspection was conducted by officer C. Williams and myself which showed numerous violations.

F. McHenry started the condemnation procedures due to the condition of the structure. Owners and/or heirs and all interested parties were given notice of City Council for the November 24th, 2014 Hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. Mr. Stefano requested additional time in order to correct the violations I agreed to give him an additional 60-Days, I move the City Council Date to January 26th, 2015 notification of new date was given to Mr. Stefano.

Mr. Stefano still refuses to correct the violations because of a dispute with the owner of the adjacent property, he was advised to obtain an attorney, the judge has also advised him to have the property demolished, he has stated that he still does not plan to demolish the judge has imposed a fine of \$100 per day until the structure is demolished.

This property is considered to be a public nuisance; North Little Rock Utility accounting department shows the structure has not had utilities since May 2012. It is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Felecia McHenry
Code Enforcement Officer



723 W 21st, n42

Or 2108 Marion















