

The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

August 28th, 2024

Mayor Hartwick
City Council Members

Re: 3507 E. Washington Avenue #57
Lot: 57 Block: Keller MHP I/O Addition
23P0560005700
City of North Little Rock, AR

Owners: Robert Duncan
C/O Rock Estates LLC
Winter Park, FL

Dear Mayor Hartwick;

On or around June 24th, 2024, North Little Rock Code Enforcement Officer Cedric Williams began an investigation into 3507 E. Washington Avenue Lot #57 due to the structure being damaged by fire. Officer Williams posted a "red tag notice" on the structure due to it being damaged to the point it was no longer fit for human habitation. Officer Williams mailed notification to all known owners of record, but he was never contacted regarding this incident.

On August 16th, 2024, North Little Rock Code Enforcement Officer Timothy McEuen was assigned the investigation for condemnation proceedings. I have spoken with Tyler Lekas, co-owner of the mobile home park where the damaged structure sits. He stated they are in the process of officially evicting any known persons from the property. . The residence is still in an uninhabitable state, and there have been no permits acquired to rehabilitate the structure. Officer McEuen posted a **Notice of City Council Hearing** on the property, and as of this date, had not been contacted by the owner or their next of kin/heirs.

The condemnation proceedings were initiated due to the condition of the structure. Owners and/or heirs and all interested parties were given notice of City Council for the October 14th, 2024 hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property. .

This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen
Code Enforcement Officer



Aug 16, 2024 11:47:53 AM







Aug 16, 2024 11:49:10 AM



Aug 16, 2024 11:50:05 AM



Aug 16, 2024 11:53:27 AM



Jul 23, 2024 12:31:45 PM