



CITY OF
PORTLAND, OREGON
OFFICE OF THE CITY AUDITOR
Hearings Office

LaVonne Griffin-Valade, City Auditor
1900 SW 4th Avenue, Room 3100
Portland, Oregon 97201
Telephone: (503) 823-7307
Fax: (503) 823-4347
TDD: (503) 823-6868
www.portlandonline.com/auditor/hearings

HEARINGS OFFICER'S FINAL ORDER

CITY OF PORTLAND, petitioner, vs. LUXURY CONSTRUCTION LLC, respondent(s)

CASE NO. 2080037
[Bureau Case No. 07-120833-HS]

PROPERTY: 8502 NE Sumner Street

LEGAL DESCRIPTION:
Helensview & RPLT; Lot 20 Block 8,
City of Portland, Multnomah County, Oregon

DATES OF HEARINGS: December 2, 2008 and December 11, 2008

HEARINGS OFFICER: Mr. Gregory J. Frank

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

A document entitled Notice of Compliance (Exhibit 46) was received from the Bureau of Development Services ("BDS"). Exhibits 46, 46a, and 46b are admitted into the evidentiary record. This decision is based upon all of the exhibits admitted into the evidentiary record.

BDS requests the Hearings Officer to: (1) waive two \$500 civil penalties (paragraph 5 of the Hearings Officer's Order dated December 12, 2008) and (2) close the Hearings Office file/case.

The Hearings Officer finds it reasonable and appropriate to grant the two BDS requests.

ORDER AND DETERMINATION:

1. The \$500 monthly civil penalties (per paragraph 5 of the Hearings Officer's Order dated December 12, 2008) for the months of September and October 2009 shall be waived, lien numbers 148579 and 148746, and the monthly civil penalties for the months of November 2009 through July 2010 shall not be assessed.
2. This order has been mailed to the parties on January 15, 2010, and shall become final and effective on January 29, 2010. Any objections to this order must be in writing and received by

the Code Hearings Office prior to the effective date. This case will be closed effective January 29, 2010.

3. This order may be appealed to a court of competent jurisdiction pursuant to ORS 34.010 et seq.

Dated: January 15, 2010



Gregory J. Frank, Hearings Officer

GJF:rs

Enclosure

Exhibit #	Description	Submitted by	Disposition
1	Complaint	Strang, Jeffrey A.	Received
1a	Attachment A - List of Violations	Strang, Jeffrey A.	Received
2	Notification List	Strang, Jeffrey A.	Received
3	Photo	Strang, Jeffrey A.	Received
4	Multnomah Assessor Property Information	Strang, Jeffrey A.	Received
5	4/10/07 Photos	Strang, Jeffrey A.	Received
6	10/24/07 Photos	Strang, Jeffrey A.	Received
7	5/21/08 Photos	Strang, Jeffrey A.	Received
8	9/23/08 Photo	Strang, Jeffrey A.	Received
9	9/30/08 Photos	Strang, Jeffrey A.	Received
10	10/13/08 Photos	Strang, Jeffrey A.	Received
11	4/12/07 Notice of Violation - Property Maintenance Code	Strang, Jeffrey A.	Received
12	7/11/07 Chronic Offender Warning Notice	Strang, Jeffrey A.	Received
13	10/26/07 Progress Report	Strang, Jeffrey A.	Received
14	5/12/08 Progress Report	Strang, Jeffrey A.	Received
15	5/22/08 Notice of Violation - Reoccupation Over Violation	Strang, Jeffrey A.	Received
16	5/27/08 Additional Violations	Strang, Jeffrey A.	Received
17	6/10/08 Referral of Housing Case to Code Hearings Officer	Strang, Jeffrey A.	Received
18	7/8/08 Notice of Violation - New Owner Notification	Strang, Jeffrey A.	Received
19	9/25/08 Referral of Housing Case to Code Hearings Officer	Strang, Jeffrey A.	Received
20	10/14/08 Additional Violations	Strang, Jeffrey A.	Received
21	Notice of Possible Lien Against the Property	Strang, Jeffrey A.	Received
22	Notice of Temporary Satisfaction of City of Portland Housing Code Violation and Possible Lien Against the Property	Strang, Jeffrey A.	Received
23	Notice of Possible Lien Against the Property	Strang, Jeffrey A.	Received
24	9/6/07 Letter Kathy Vaniman to Ahmad	Strang, Jeffrey A.	Received
25	9/26/07 Enforcement Fee Increase Notification	Strang, Jeffrey A.	Received
26	2/11/08 Letter Suzanne Lindstrom to Ahmad	Strang, Jeffrey A.	Received
27	6/30/08 Enforcement Fee Increase Notification	Strang, Jeffrey A.	Received
28	Case History	Strang, Jeffrey A.	Received
29	TRACS printouts	Strang, Jeffrey A.	Received
30	Lien Accounting printouts	Strang, Jeffrey A.	Received
31	9/19/08 Compliance Request, Construction Code Violation - Permit Required Letter	Strang, Jeffrey A.	Received
32	TRACS printouts	Strang, Jeffrey A.	Received
33	Mailing List	Hearings Office	Received

34	Hearing Notice	Hearings Office	Received
35	Notice of Rights and Procedures	Hearings Office	Received
36	Notice of Violation dated 11/5/08 w/List of Violations (2 Pgs./double-sided)	Strang, Jeffrey A.	Received
37	Photos dated 11/3/08	Strang, Jeffrey A.	Received
38	12/10/08 Photos	Strang, Jeffrey A.	Received
39	Lien Certification for \$4107.72	Hearings Office	
40	Lien Certification for \$10,000	Hearings Office	
41	Lien certification for \$500	Hearings Office	
42	Lien certification for \$500	Hearings Office	
43	Lien certification for \$500	Hearings Office	
44	Certification of Civil Penalty and lien - \$500	Hearings Office	
45	Certification of Civil Penalty and Lien - \$500	Hearings Office	
46	Notice of Compliance w/attachments	Myrick, Charles	Received
46a	Multnomah County Property Records	Myrick, Charles	Received
46b	AMANDA Data printout	Myrick, Charles	Received