

BUILDING STANDARDS APPEALS BOARD

Appeal Requested By:

Bryce D. and Jennifer D. Hovannisian

Code Enforcement Case Number: E25-16428

Property Address : 7443 N Van Ness Blvd.

APN: 500-420-26

Hearing Details:

February 3, 2026, at 1:00 p.m.

Fresno City Hall

2600 Fresno St., Council Chambers

City Presentation By:

Christina Roberson, Assistant City Attorney

Carlos Nunez, Senior Community Revitalization

Specialist



Action of the BSAB

After today's hearing, the Building Standards Appeals Board (BSAB) may take one of the following actions:

1. DENY the appeal and CONFIRM the Notice and Order issued December 4, 2025; OR
2. DENY the appeal in part and GRANT the appeal in part, and CONFIRM certain violations but DISMISS other violations in the Notice and Order issued December 4, 2025; OR
3. GRANT the appeal and DISMISS the Notice and Order issued December 4, 2025.

Code Enforcement recommends that the BSAB deny the appeal and confirm the Notice and Order in Option 1 above.

Code Enforcement Case Summary

- ▶ 11/24/25: Case opened based on constituent complaint (Appeal Packet (AP), pgs. 3, 5):
 - Rubbish/Junk/Misc Items/ Vehicle Repair This activity has been ongoing for years with no end in sight.
- ▶ 11/25/25, 12/3/25: Initial inspections, violations confirmed (AP, pg. 6-8)
- ▶ 12/4/25: Notice and Order issued for 5 violations:
 - 1) The house is being remodeled without the required plans, permits, and inspections
 - 2) Rubbish and/or junk
 - 3) Outdoor storage of household materials
 - 4) Vehicle on an unimproved surface
 - 5) Exterior stucco added without the required plans, permits, and inspections.

Staff Analysis

- ▶ In order to deny the appeal and confirm the Notice and Order, the BSAB must be satisfied beyond the preponderance of the evidence that:
 1. Violations of the FMC existed on the Property; and
 2. Proper notice was served on the property owner.

Staff Analysis – Violation 1

- ▶ A Violation of the FMC Existed on the Property
 - ▶ FMC section 11-103 states that the FMC adopts the California Residential Code (CRC). CRC section 105.1 requires that any person who “intends to construct. . . a building. . . shall first make application to the building official and obtain the required permit.” (AP, pgs. 42, 50)
 - ▶ Senior CRS Nunez’s observations and photographic evidence show evidence of plumbing removal, including a sink, toilets, and some type of large plumbing fixture. (Appeal Packet, pgs. 22-23)
 - ▶ The removal and/or replacement of each of these items would require a plumbing permit, and no building permits have been sought for this Property.

Notice and Order – Violation 1

- ▶ Violation 1: The house is being remodeled without the required plans, permits, and inspections.



Visible in photo:

- 2-3 toilets
 - Sink
 - Plumbing fixture
- (AP, pg. 23)



Notice and Order – Violation 1

- ▶ Violation 1: The house is being remodeled without the required plans, permits, and inspections.



(AP, pg. 22 - 23)



Staff Analysis – Violation 2

- ▶ A Violation of the FMC Existed on the Property
 - ▶ FMC section 10-605(a) makes it a public nuisance to keep, maintain, or deposit a variety of rubbish on a property, including: “refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires and piles of earth.” (AP, pg. 38)
 - ▶ During his inspection, Senior CRS Nunez found discarded plumbing fixtures, pieces of lumber, and other items that constitute a public nuisance as rubbish and junk visible from the exterior of the Property. (AP, pg. 23-27)

Notice and Order – Violation 2

- ▶ Violation 2: This property has rubbish and/or junk (including but not limited to refuse, garbage, scrap metal or lumber, concrete, asphalt, tin cans, tires, piles of earth, appliances, fixtures, and other miscellaneous items) located throughout the property.



(AP, pg. 24, 29)



Staff Analysis – Violation 3

- ▶ A Violation of the FMC Existed on the Property
 - ▶ FMC section 10-605(j) makes the violation of a zoning ordinance a public nuisance. FMC section 15-2013(B) prohibits the “outdoor storage of materials generally found in households.” (AP, pg. 48)
 - ▶ During his inspection, Senior CRS Nunez found building materials, plastic tote containers, and other materials generally found in households visible from the exterior of the Property. (AP, pg. 23-27)

Notice and Order – Violation 3

- ▶ Violation 3: There is illegal outdoor storage of household materials on this residential property: (tools, building materials, appliances, fixtures, and other miscellaneous items).



(AP, pg. 23, 25)



Staff Analysis – Violation 4

- ▶ A Violation of the FMC Existed on the Property
 - ▶ FMC section 10-605(h) makes it a public nuisance to “park or store any vehicle upon an unpaved surface.” (AP, pg. 39)
 - ▶ During his inspection, Senior CRS Nunez observed a vehicle parked on grass, which is an unpaved surface. (AP, pg. 30)

Notice and Order – Violation 4

- ▶ Violation 4: Vehicle on an unimproved surface.



(AP, pg. 30)

Staff Analysis – Violation 5

- ▶ A Violation of the FMC Existed on the Property
 - ▶ FMC section 11-103 states that the FMC adopts the California Residential Code (CRC). CRC section 105.1 requires that any person who “intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit..” (AP, pg. 42, 50)
 - ▶ During his inspection, Senior CRS Nunez observed the exterior of the building to be unfinished, and it appeared it was being prepared for stucco. (AP, pg. 24-25, 30)

Notice and Order – Violation 5

- ▶ Violation 5. The exterior stucco was added without the required plans, permits, and inspections.



(AP, pg. 29 - 30)

Staff Analysis

- ▶ Proper Notice was Served on the Property Owner
 - ▶ On December 4, 2025, the N&O was posted on the exterior gate of the Property and mailed by both First Class and certified mail. (AP, pg. 19-20, 26-27.)
 - ▶ This N&O contained all necessary information required by FMC sections 10-608 and 11-327, including clear descriptions of the violations, photographs of the violations, the code sections violated, a description of the correction for the violations, and information concerning appellants right to appeal.

Recommendation

Staff recommends the BSAB DENY the appeal and CONFIRM the Notice and Order issued December 4, 2025.