



Susan L. Roltsch
Acting County Executive

COUNTY OF PRINCE WILLIAM


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10-A


BOARD OF COUNTY SUPERVISORS
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November 17, 2009

TO: Board of County Supervisors

FROM: Michelle A. Casciato 
Neighborhood Services Division Chief

THRU: Susan L. Roltsch
Acting County Executive

THRU: Thomas Bruun 
Director of Public Works

RE: Neighborhood Services Quarterly Presentation

Attached please find the quarterly Neighborhood Services presentation.



Prince William County Government

Neighborhood Services Update

Department of Public Works

December 8, 2009

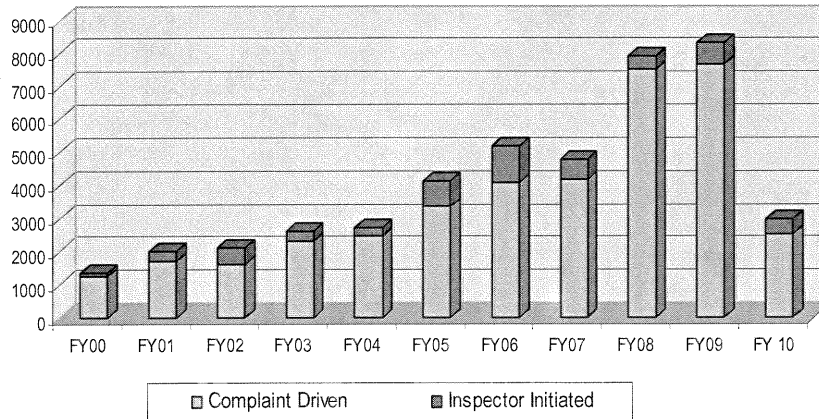
Agenda

- Property Code Enforcement Update

- Residential Occupancy Enforcement



PCE Cases Initiated Annually (thru 10/31/09)

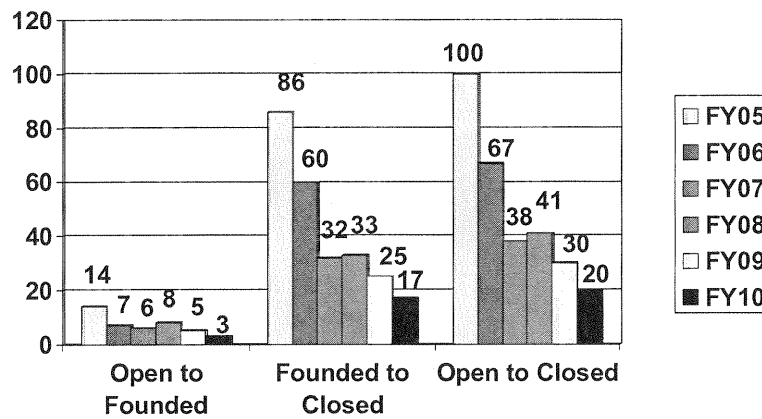


Date: 12/2/2009



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Complaint Resolution Timeline (in days)



Date: 12/2/2009



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Residential Occupancy Enforcement

Date: 12/2/2009



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Unique Investigation

- Requires Interior Inspections
- Requires multiple evening inspections, surveillance
- Analyzes use of residence as single family home
- Two enforcement code mechanisms

Date: 12/2/2009



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Current Regulatory Framework

- Virginia Maintenance Code
 - ◆ 70 sq ft for one person in one sleeping area
 - ◆ 100 sq. ft for two people
 - ◆ 50 additional sq ft for each person

 - Zoning Ordinance
 - ◆ Family plus two boarders
 - ◆ 2 single parents with children
 - ◆ 3 unrelated adults
 - ◆ Group homes
 - ◆ Square footage limits for adults
 - 1500 sq ft = 4 adults; 4000+ sq ft = 10 adults
-
-

Date: 12/2/2009



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Occupancy Enforcement/Recent Past

- Neighborhood Study 2008
 - ◆ Options
 - Zoning Text Amendment
 - Parking Districts
 - Educational Outreach

 - Zoning Text Amendment passed May 2009
 - ◆ Square Footage Limitations

 - Occupancy Video and PSAs
 - ◆ January 2010, English and Spanish
-
-

Date: 12/2/2009



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Standardize Investigative Process

- Occupancy Pilot 2008
- MAGIC research, complainant questionnaire and interview
- Vehicle tags, surveillance, evening inspections
- Investor property checks
- Multi-agency review
- County Attorney letter to violators

Date: 12/2/2009



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Occupancy Related Violations

- Occupancy – Zoning (single family use)
- Occupancy – Virginia Maintenance Code (habitable space)
- Conversion to Multi-Family (basement apartments)
- Second Kitchens (creating separate areas)

Date: 12/2/2009



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Results

Increase in substantiated violations

- ◆ FY 2005 – 8%
- ◆ FY 2006 – 9%
- ◆ FY 2007 – 12%
- ◆ FY 2008 – 12%
- ◆ FY 2009 – 17%
- ◆ FY 2010 – 34% as of 11/16/09

Two legally nonconforming situations from recent ZTA

Date: 12/2/2009



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By the Numbers

(* thru 11/16/09)

	Occupancy Complaints	All Violations Found	Occupancy Related Violations	All PCE Complaints	All PCE Violations
FY 2010 *	152	74	51	2,045	1,910
FY 2009	418	216	73	8,088	5,669
FY 2008	510	273	61	7,126	4,965
FY 2007	460	200	57	3,977	3,668
FY 2006	540	227	49	4,077	4,343
FY 2005	458	200	35	3,341	3,226

Date: 12/2/2009



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By the Numbers

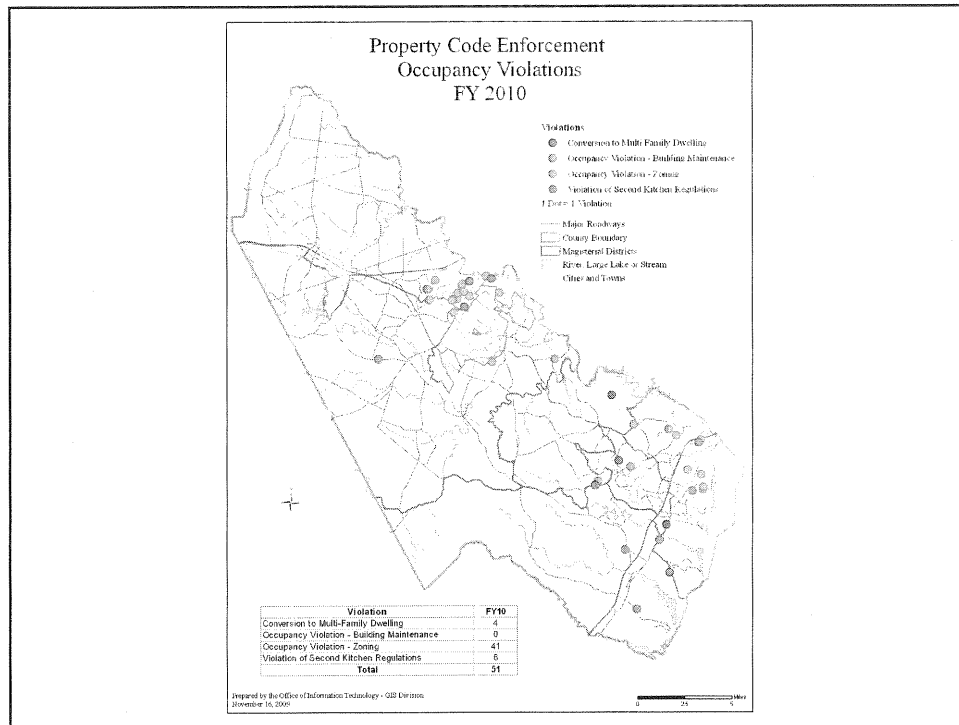
(* thru 11/16/09)

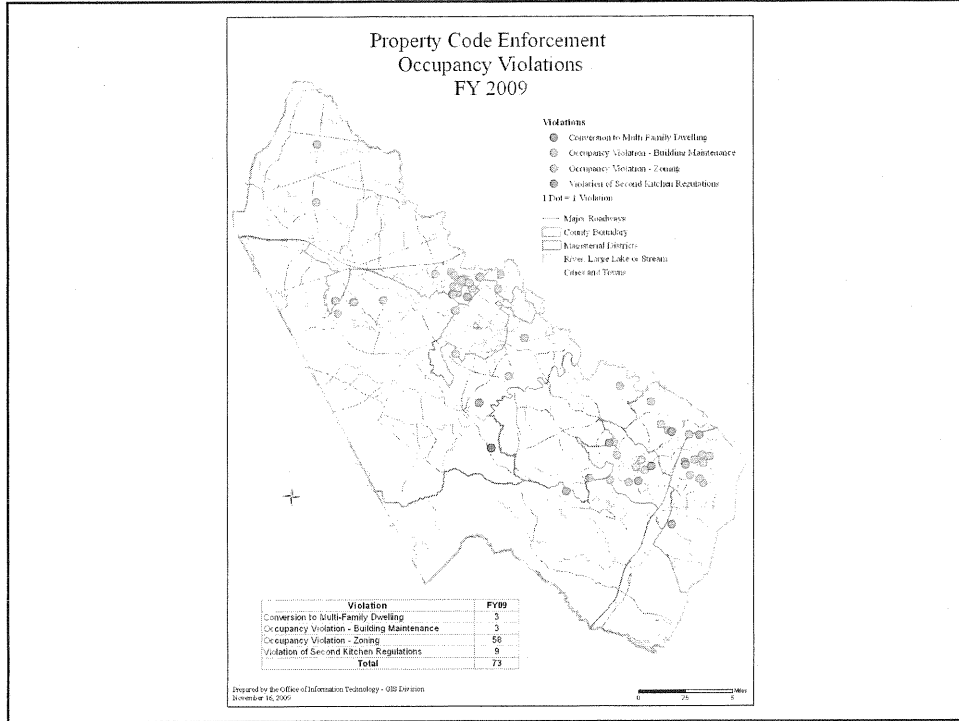
	Occupancy Complaints	% Founded	% All Complaints	% All Violations
FY 2010 *	152	34%	7%	2%
FY 2009	418	17%	5%	1%
FY 2008	510	12%	7%	1%
FY 2007	460	12%	12%	2%
FY 2006	540	9%	13%	1%
FY 2005	458	8%	14%	1%

Date: 12/2/2009



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Common Themes

- Excessive Vehicles reported

- Basement Apartments

- Boarders permitted (two unrelated adults)

