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6 EAST 6TH STREET

P.O. Box 708

Lawrence, KS 66044

(785) 832-7700

Planning and Development Services Department
Code Enforcement Division

NOTICE OF VIOLATION

August 9, 2007

PARCEL: 079-31-0-30-24-008.00-0

OWNER OF RECORD: 1240 LOUISIANA ST ASSOCIATES LLC
ATTN PRICE T BANKS
901 KENTUCKY ST STE 206
LAWRENCE, KS 660442853

Re: 1232 LOUISIANA ST
Case No: 07-20001280

As owner of the premises at 1232 LOUISIANA ST, you have been found by the Code Enforcement Officer to be in violation of the Lawrence City Code. This code makes it unlawful for any person to allow, on any residential, commercial or industrial premises, injurious or detrimental conditions.

Information about the violation(s) specific to your property is listed on the attached sheet.

You have until **September 13, 2007** to correct the violation or 15 days from the date of this letter to request in writing a hearing before the Neighborhood Resources Advisory Committee on this matter. Failure to correct the violation or request a hearing may result in prosecution and/or abatement of the condition(s) by the City with costs assessed to you. Each day the violation(s) remain(s) after the abatement date will constitute a separate offense.

IMPORTANT: Notices of Violation are issued so the situation will be called to the attention of the person responsible. Ordinances of the City are intended to benefit citizens and make our City a better place in which to live. Your cooperation and understanding will be sincerely appreciated.

If you have any questions concerning this, please contact the Neighborhood Resources Department; Inspector Julie Wyatt at (785) 832-3112.

Sincerely,

Brian Jimenez
Code Enforcement Manager

*mailed out
8-10-07*

CASE NUMBER 07-20001280
PROPERTY ADDRESS 1232 LOUISIANA ST

VIOLATION: SECTION 9-601 QUANTITY: 1
DESCRIPTION: ENVIRONMENTAL CODE DATE: 8/09/07
LOCATION: HOUSE

NARRATIVE :

The City Environmental Code (9-606.2) requires the exteriors of structures to be maintained free of deterioration, dilapidation or dangerous conditions. 9-603.2 states: Dilapidation, Derioration or Disrepair shall mean any condition characterized by, but not limited to: holes, breaks, rot, decay, crumbling, cracking, peeling or flaking paint, rusting, or other evidence of physical damage, neglect, lack of maintenance, excessive use or weathering. Currently the structure at 1232 Louisiana is in a dilapidated state. There is excessive peeling paint, deterioration of the siding and many broken windows and doors. Compliance with the Environmental Code will require that the structure be repaired, this must include repair/replacement of the siding, damaged/deteriorated structural members must be repaired or replaced, exterior surfaces must be properly painted, windows must be repaired or replaced and broken doors must be repaired or replaced. For questions regarding required building permits, you may call the Building Safety Division at 832-7700. Also as this property is within the environs of a historic property or district, alterations may require approval by the Historic Resource Commission. For more information regarding this you may contact Lynne Zollner/Planning Dept at 832-3151.

ORDINANCE DESCRIPTION :

ENVIRONMENTAL CODE; SECTION 9-601 et seq. OF THE CODE OF THE CITY OF LAWRENCE, KANSAS, 2006 EDITION, AND AMENDMENTS THERETO;