



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

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November 17, 2015

Mr. Leon Kimball
1231 Pennsylvania Street
PO Box 1962
Lawrence, KS 66044

RE: City of Lawrence Resolutions No. 7113 and 7114; 1231 Pennsylvania Street Property Conditions

Dear Mr. Kimball:

The Lawrence City Commission is tentatively scheduled to review your progress toward resolving dangerous and unsafe building conditions at 1231 Pennsylvania Street, and removing accumulated debris, scrap and other stored items from the exterior premise, during its meeting on December 15, 2015, beginning at 5:45 P.M. in the City Hall Commission Room, 6 East 6th Street. When this Commission review date is confirmed, we will notify you and your agent (Ms. Shelly Wakeman).

On April 21, 2015, the City Commission conducted a public hearing regarding the condition of the structures and exterior premise at 1231 Pennsylvania Street. After the hearing, the Commission adopted Resolution No. 7113 declaring the house and accessory structures to be dangerous and unsafe, and ordering you to complete substantial structural repairs, or to raze and remove the structures, by no later than July 22, 2015; the Commission also adopted Resolution No. 7114 ordering you to remove accumulated debris, scrap and storage from the exterior premise by July 22, 2015. Both resolutions directed you and/or your agent to reappear before the Commission on August 4, 2015 if the conditions were not abated.

On August 4, 2015, the Commission received an update on property conditions. City Staff noted your steady, significant progress toward removal of accumulated bulky waste, debris, salvage materials, dead/damaged trees and several small, severely deteriorated sheds. After reopening the public hearing and receiving testimony from your agent, Ms. Shelly Wakeman, the Commission gave you additional time to complete exterior cleanup and to initiate repair or demolition of the remaining structures (the house and large accessory storage structure). Although the Commission did not set a specific deadline, Staff recommended that a 90-day extension be granted (until early November).

Since August 4, 2015, City Staff has frequently communicated with Ms. Wakeman, and has routinely visited your property to observe progress. Throughout August and early September, you were often at the property, and continued to make progress on exterior premise cleanup. Since mid-September, however, Staff has seen little evidence of further premise cleanup, and no indication that repairs have been made to the structures. On September 8, 2015, Ms. Wakeman indicated in a telephone conversation with Staff that structural evaluations/estimates of repair costs had been received (at least verbally) from a couple of architects/contractors, but that you were attempting to obtain at least one more evaluation (hopefully by the end of September). As a follow-up to an email from Staff, Ms.

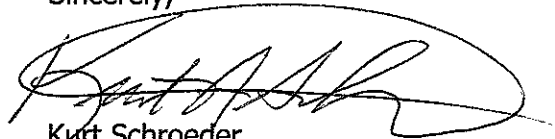
Wakeman stated in a September 22, 2015 email that you had also begun to meet with a real estate agent to determine if selling the property in "as is condition" might be a viable option.

In emails dated October 15 and October 21, 2015, Ms. Wakeman indicated she was attempting to contact you in order to update a plan of action. However, as of November 17, 2015, no status report or plan of action had been received by the City.

As noted above, Staff has seen little progress toward resolution since mid-September. Although significant progress to clean the exterior premise was made prior to mid-September, there are a large number of buckets and other containers in one corner of the rear yard, and debris and salvage materials on the unenclosed front porch. The house and accessory structure show no evidence of attempts at stabilization or repair.

Please contact us as soon as possible to review this matter and to discuss your plans to abate and correct the conditions of the structures and exterior premise at 1231 Pennsylvania Street. You can call me directly at (785) 832-3117, or via email me at kschroeder@lawrenceks.org should you have any questions. Thanks in advance for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Schroeder", enclosed within a large, loopy oval shape.

Kurt Schroeder

Asst. Director, Planning & Development Services

CC: Ms. Shelly Wakeman
330 Maine St.
Lawrence, KS 66044-1359

Brian Jimenez, Code Enforcement Manager