

NOTICE OF PUBLIC HEARING

First published in The Topeka Metro News, Monday, September 24, 2018.

**CITY OF TOPEKA PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

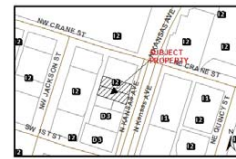
Notice is hereby given to all interested persons that the Topeka Planning Commission will hold a Public Hearing on **Monday, October 15, 2018 at 6:00 P.M.** in the City Council Chambers, 214 S.E. 8th Avenue, Topeka, Kansas, to consider zone change requests. The following proposals will be considered. All interested persons are invited to attend and make comments. For additional information concerning any of these proposals, contact the Topeka Planning Department, 620 SE Madison, 3rd Floor, Topeka, Kansas, 66607 or by phone (785) 368-3728.

Bill Fiander, Planning Director
Secretary to Topeka Planning Commission

Z18/05 by: Gage Center Dental Group, PA requesting to amend the District Zoning Classification from "R-1" Residential District to "O&I-2" Office and Institutional District to provide for expansion of accessory parking lot for dental clinic located at 1329 SW Woodhull Street. (Neunuebel)



Z18/06 by: TKG 125 LLC/JT & DV Investments, LLC requesting to amend the District Zoning Map reclassifying the zoning of the properties located at 125 and 121 N Kansas Avenue from "I-2" Heavy Industrial District to "D-3" Downtown District. (Driver)



Z18/07 by: TERC, LLC, requesting to amend the Zoning District for the subject property located 1834 SW Topeka Boulevard comprised of 2 parcels currently utilized as a portion of an automobile dealership (Sharp Honda) from I-1 to C-4 to provide for the construction and operation of a car wash. (Neunuebel)



Z55/43K Gage Center Master Planned Unit Development Plan by BLEM Development Company, Inc., requesting to amend the Master PUD Plan for Gage Center to provide for a change of use on a 1.78 acre property located at 1301 SW Gage Blvd. specifically allowing for a gas station and convenience store on this site. The PUD master plan area encompasses approximately 18.4 acres, all lying between SW Huntton and SW 15th Street and SW Gage Blvd and SW Woodhull. (Driver)



NOTICE OF VIOLATIONS

First published in The Topeka Metro News, Monday, September 24 2018.



City of Topeka
Publishing Report - Sanitation/Vehicles/Graffiti
 9/24/2018 - 9/24/2018

City of Topeka
 PROPERTY MAINTENANCE CODE UNIT
 620 SE Madison, Unit 13, Topeka, KS 66607-1118
 785-368-3161

ID #: 18-001863
Full Address: 424 NE EMMETT ST
Parcel ID: 1082803025008000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

DISCARDED SCRAP LUMBER, BUCKETS, BOXES, CLOTHES, SCATTERED TRASH AND RUBBISH, TARPS, BRUSH PILES, TREE LIMBS, INTERIOR HOUSEHOLD FURNITURE, VEHICLE PARTS, TIRES, CABINETRY, ALONG WITH ANY OTHER MISC RUBBISH AND GARBAGE ON PROPERTY

ID #: 18-004895
Full Address: 433 NE WILSON AVE
Parcel ID: 1092904013001000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

DISCARDED TIRES, SCRAP LUMBER, TARPS, INTERIOR HOUSEHOLD APPLIANCES, BRUSH PILES, TREE LIMBS, SCRAP METAL, CAR PARTS, SCATTERED TRASH AND DEBRIS ON PROPERTY, ALONG WITH ANY OTHER MISC RUBBISH AND GARBAGE ON PROPERTY

ID #: 18-006532
Full Address: 434 NE KELLAM AVE
Parcel ID: 1082804031003014
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

DISCARDED SCRAP METAL, SCRAP LUMBER, CLOTHES, TIRES, TARPS, BUCKETS, BASKETS, BOXES, TOTES, CAR PARTS, SCATTERED TRASH, BAGS, INTERIOR HOUSEHOLD ITEMS, CHAIRS, TELEVISIONS, BRUSH PILES, COOLERS, PLYWOOD, INTERIOR HOUSEHOLD FURNITURE, BROKEN AND DISCARDED TOOLS, MECHANICAL CAR PARTS, SHEETS, BLANKETS, ALONG WITH ANY OTHER MISCELLANEOUS RUBBISH AND GARBAGE ON THE PROPERTY

ID #: 18-006606
Full Address: 1604 SW POLK ST
Parcel ID: 1330602031003000
Correction List:

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Dark colored SUV appears inoperable due to missing tires and being on car jacks. Make proper repairs to the vehicle or remove it from the property.

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Green Ford SUV has an expired tag. properly tag the vehicle or remove it from the property.

ID #: 18-006807
Full Address: 1413 SW TYLER ST
Parcel ID: 1330602019028000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to brush piles and tree limbs down.

ID #: 18-006810
Full Address: 1530 SW CENTRAL PARK AVE
Parcel ID: 1410101017005000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

DISCARDED COUCH ON FRONT PORCH, RUG, AND SCATTERED TRASH, ACCUMULATION OF LEAVES IN DRIVEWAY OFF ALLEYWAY, ALONG WITH ANY OTHER MISCELLANEOUS RUBBISH AND GARBAGE ON PROPERTY

ID #: 18-006832
Full Address: 1629 SW CENTRAL PARK AVE
Parcel ID: 1410101028023000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

BRUSH PILES/TREE LIMBS

ID #: 18-006835

Full Address: 1617 SW CENTRAL PARK AVE
Parcel ID: 1410101028028000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

DISCARDED TREE LIMBS, SCATTERED BUCKETS, ALONG WITH ANY OTHER MISC RUBBISH AND GARBAGE

ID #: 18-006836
Full Address: 1615 SW CENTRAL PARK AVE
Parcel ID: 1410101028029000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

DISCARDED TIRES, SCATTERED TRASH, ALONG WITH ANY OTHER MISC RUBBISH AND GARBAGE ON THE PROPERTY

ID #: 18-006837
Full Address: 1601 SW CENTRAL PARK AVE
Parcel ID: 1410101028001000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

DISCARDED TREE LIMBS IN YARD ALONG WITH ANY OTHER MISC RUBBISH AND GARBAGE ON PROPERTY

ID #: 18-006948
Full Address: 702 NE WINFIELD AVE
Parcel ID: 1082804003008000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

BRUSH PILE, BUCKETS, SCRAP LUMBER AND SCRAP METAL MUST BE STACKED AND ELEVATED OFF THE GROUND, SCATTERED TRASH IN BACKYARD, SHREDDED TARPS, SHREDDED TENT, ACCUMULATION OF DOG FECES, ACCUMULATION OF MISC ITEMS UNDER CARPORT ALONG WITH ANY OTHER MISC RUBBISH AND GARBAGE ON THE PROPERTY// PROPERTY MUST BE KEPT IN A CLEAN AND SANITARY MANOR

ID #: 18-007023
Full Address: 3344 SE FREMONT ST
Parcel ID: 1341804005013000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Car parts, shopping cart and any other rubbish and trash must be removed from property.

ID #: 18-007152
Full Address: 2224 SE OHIO AVE
Parcel ID: 1330802012004000
Correction List:

108.2 - Closing of Vacant Structure If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance.

The garage door is partially open and off track needs to be secured. The front door is unlocked but closed there is concern that the house is not secure and needs to be secured. The gate and fence around the front of the driveway have been damaged and falling over they are barely standing in place at this time

ID #: 18-007164
Full Address: 101 SW CLAY ST
Parcel ID: 1093003007001000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Rubbish and debris on the property must be removed and properly disposed of. This includes, but is not limited to, broken dog house by front porch, mattresses, lumber, brush and other misc. rubbish in the rear of the house.

ID #: 18-007181
Full Address: 409 SE ARTER AVE
Parcel ID: 1083304013017000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls, in a clean and sanitary state. Simply stated, owners must provide a safe and sanitary property and premises when they let it out for occupancy. Occupants must continue to keep it safe and sanitary while they occupy, control or use the property and premises.

A recent inspection of the described property revealed that the property contains items considered as trash and or rubbish as defined by the 2012 International Property Maintenance Code as adopted by the City of Topeka. Described items are to include but not limited to car parts, tires & rims, containers of car fluids, cardboard boxes, bins, furniture and like materials. Please have all trash and rubbish removed from the property within the guidelines of this notice.

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ID #: 18-007258
Full Address: 917 SE OVERTON ST
Parcel ID: 1330502013002000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls, in a clean and sanitary state. Simply stated, owners must provide a safe and sanitary property and premises when they let it out for occupancy. Occupants must continue to keep it safe and sanitary while they occupy, control or use the property and premises.

A recent inspection of the described property revealed that the property contains items considered as trash and or rubbish as defined by the 2012 International Property Maintenance Code as adopted by the City of Topeka. Described items are to include but not limited to Couches, chairs, furniture, wooden tables, infant chairs, plastic tarps, plastic bags, suitcases, miscellaneous rubbish and trash. Please have all trash and rubbish removed from the property within the guidelines of this notice.

ID #: 18-007277
Full Address: 720 SW 17TH ST
Parcel ID: 1330602032012000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Accumulated rubbish, debris and trash scattered around on all sides of the property must be properly stored or removed from the property. This includes, but is not limited to, lumber and wood, broken mowers and parts, shoes, ripped tarps, furniture and interior furnishings, items not intended for outdoor use and other misc. rubbish and trash. Items are found on and around the north side porch, on the southwest porch and on all sides of the garage area.

ID #: 18-007289
Full Address: 2416 SW DUANE ST
Parcel ID: 0972503028004000
Correction List:

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

PROPERTY DISPLAYS A RED CHEVY BLAZER WITH THE HOOD UP AND NO VISIBLE LAWFUL LICENSE TAG. ALL VEHICLES ARE REQUIRED TO BE LAWFULLY REGISTERED OWNING A VALID LICENSE TAG AND BE LAWFULLY OPERABLE.

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

PROPERTY DISPLAYS A RED PONTIAC GRAND AM UP ON A JACK WITH MISSING WHEEL AND NO VISIBLE LAWFUL LICENSE TAG. ALL VEHICLES ARE REQUIRED TO BE LAWFULLY REGISTERED OWNING A VALID LICENSE TAG AND BE LAWFULLY OPERABLE.

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

PROPERTY DISPLAYS A BLUE VOLKSWAGEN WITH FLAT TIRES AND A EXPIRED LICENSE TAG. ALL VEHICLES ARE REQUIRED TO BE LAWFULLY REGISTERED OWNING A VALID LICENSE TAG AND BE LAWFULLY OPERABLE.

ID #: 18-007620
Full Address: 2749 SW BELLE AVE
Parcel ID: 1420904006025000
Correction List:

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Gold SUV is not displaying current tag. Please legally tag or removed from property.

ID #: 18-007621
Full Address: 404 SE GRAY ST
Parcel ID: 1083303016003000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Please remove items including but not limited to tires, plastic, wood, appliances, furniture, metal, all items not intended to be outside, etc.

ID #: 18-007622
Full Address: 406 SE GRAY ST
Parcel ID: 1083303016005000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Please remove items including but not limited to tires, plastic, wood, appliances, furniture, metal, all items not intended to be outside, etc.

ID #: 18-007625
Full Address: 404 SE GRAY ST
Parcel ID: 1083303016003000
Correction List:

108.2 - Closing of Vacant Structure If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance.

Property unsecure. Please secure property against entry.

ID #: 18-007626
Full Address: 2541 SW SUNSET RD
Parcel ID: 1421003005024000
Correction List:

108.2 - Closing of Vacant Structure If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance.

Garage door and overhead door are both unsecured. Please secure.

ID #: 18-008158
Full Address: 810 SE 33RD ST
Parcel ID: 1341703001027000
Correction List:

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Improper storage of inoperable or unlicensed vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and contribute to other possible nuisances associated with elements of other unwanted crimes. A recent inspection revealed a gold Chrysler Town and Country van not legally tagged parked on property. Please have the vehicle legally registered, repaired, or removed from the property within the guidelines of this notice.

ID #: 18-008160
Full Address: 838 SE 34TH ST
Parcel ID: 1341703004014000
Correction List:

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Improper storage of inoperable or unlicensed vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and contribute to other possible nuisances associated with elements of other unwanted crimes. A recent inspection revealed gold Buick in major disrepair, missing a wheel and not legally tagged. Please have the vehicle legally registered, repaired, or removed from the property within the guidelines of this notice.

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Improper storage of inoperable or unlicensed vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and contribute to other possible nuisances associated with elements of other unwanted crimes. A recent inspection revealed white unknown 4-door vehicle under major repair and not legally tagged parked on property. Please have the vehicle legally registered, repaired, or removed from the property within the guidelines of this notice.

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Improper storage of inoperable or unlicensed vehicles are unsightly, clutter the neighborhood, provide a harborage for rodents and contribute to other possible nuisances associated with elements of other unwanted crimes. A recent inspection revealed white Buick in major disrepair, missing headlights, and not legally tagged. Please have the vehicle legally registered, repaired, or removed from the property within the guidelines of this notice.

ID #: 18-008175
Full Address: 1279 SW WASHBURN AVE
Parcel ID: 1410102001016000
Correction List:

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

PROPERTY DISPLAYS A BLUE FOUR DOOR SUZUKI WITH EXPIRED LICENSE TAG AND A FLAT TIRE. ALL VEHICLES ARE REQUIRED TO BE LAWFULLY REGISTERED, OWN A VALID LICENSE TAG AND BE LAWFULLY OPERABLE

302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

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ID #: Full Address: Parcel ID: Correction List:	PROPERTY DISPLAYS A RED TRUCK WITH FRONT END DAMAGE AND IS COVERED IN WEEDS. ALL VEHICLES ARE REQUIRED TO BE LAWFULLY REGISTERED, OWN A VALID LICENSE TAG AND BE LAWFULLY OPERABLE	Parcel ID: Correction List:	1462402002012000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition Please remove all yard waste, scrap lumber, shopping carts, sofas, chairs, etc.
ID #: Full Address: Parcel ID: Correction List:	18-008229 1035 SW ORLEANS ST 0973503005014000 302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.	ID #: Full Address: Parcel ID: Correction List:	18-008457 2416 SW 26TH DR 1411101015016000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition Please remove all interior furniture, mattresses, scrap lumber, construction waste, etc.
ID #: Full Address: Parcel ID: Correction List:	PROPERTY DISPLAYS A GREEN EXPEDITION WITH EXPIRED LICENSE TAG. ALL VEHICLES ARE REQUIRED TO BE LAWFULLY REGISTERED, OWN A VALID LICENSE TAG AND BE LAWFULLY OPERABLE.	ID #: Full Address: Parcel ID: Correction List:	18-008520 420 SE 33RD TER 1341804005020000 302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
ID #: Full Address: Parcel ID: Correction List:	302.8 - Motor Vehicle Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair or stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.	ID #: Full Address: Parcel ID: Correction List:	18-008539 3400 SW VAN BUREN ST 1341803005005000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition A recent inspection of the described property revealed that the property contains items considered as trash and or rubbish as defined by the 2012 International Property Maintenance Code as adopted by the City of Topeka. All accumulated rubbish, trash, and debris as defined by the 2012 IPMC, MUST BE PROPERLY STORED OR REMOVED FROM THE PROPERTY. This includes but not limited to television, cardboard boxes and yard waste. Please have all trash and rubbish removed from the property within the guidelines of this notice.
ID #: Full Address: Parcel ID: Correction List:	PROPERTY DISPLAYS A WHITE FOUR DOOR CAR WITH EXPIRED LICENSE TAG. ALL VEHICLES ARE REQUIRED TO BE LAWFULLY REGISTERED, OWN A VALID LICENSE TAG AND BE LAWFULLY OPERABLE.	ID #: Full Address: Parcel ID: Correction List:	18-008539 3400 SW VAN BUREN ST 1341803005005000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition Rubbish around property. Please remove items including but not limited to tires, bike parts, metal, plastic, appliances, furniture, electronics, cloth, housing items, sale items, wood, etc.
ID #: Full Address: Parcel ID: Correction List:	18-008238 1421 SE 6TH AVE 1093204032001000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008539 3400 SW VAN BUREN ST 1341803005005000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	Rubbish around property. Please remove items including but not limited to tires, bike parts, metal, plastic, appliances, furniture, electronics, cloth, housing items, sale items, wood, etc.	ID #: Full Address: Parcel ID: Correction List:	18-008539 3400 SW VAN BUREN ST 1341803005005000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	18-008242 1701 NW TYLER ST 1041904002001010 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008539 3400 SW VAN BUREN ST 1341803005005000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	The property has scattered rubbish, debris and trash that must be properly stored or removed from the property. Items are scattered around the fenced yard behind the building, including items in the beds of pick up trucks in the yard. These items include, but are not limited to, tires and auto parts including painted tires, open storage containers, construction material and debris, as well as misc. trash and rubbish.	ID #: Full Address: Parcel ID: Correction List:	18-008548 1216 SW 13TH ST 1410101004024000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	18-008250 1551 NW LOGAN ST 1042003012001000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008548 1216 SW 13TH ST 1410101004024000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	Accumulation of rubbish, trash and debris must be removed from the property or properly stored. This includes, but is not limited to, miscellaneous metals, construction debris and material, mattress, broken toys, open storage containers, interior furnishings, any items not designed for outdoor use and other miscellaneous trash and rubbish. This includes items in a pick up truck in the rear as well as items scattered throughout the backyard of the residence.	ID #: Full Address: Parcel ID: Correction List:	18-008548 1216 SW 13TH ST 1410101004024000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	18-008320 518 SW 16TH ST 1330602023014000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008618 1733 SW LINCOLN ST 1410104006014000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to brush piles, plywood, boxes, blankets, clothes, buckets, trash and any other items not meant for outdoor use.	ID #: Full Address: Parcel ID: Correction List:	18-008618 1733 SW LINCOLN ST 1410104006014000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008686 1224 SW THROOP ST 1410101004037004 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	Please remove all interior furniture, clothing in baskets, appliances including washer and dryer, etc.	ID #: Full Address: Parcel ID: Correction List:	18-008686 1224 SW THROOP ST 1410101004037004 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	18-008327 1415 SW BYRON ST 1410101025004000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008688 SE 5TH ST 1093204011002000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to plywood, boards, tarps, boxes, trash bags, rugs, broken pallet, tires, totes, scrap metal, wood furniture, interior furniture of all kinds and any other items not meant for outdoor use.	ID #: Full Address: Parcel ID: Correction List:	18-008688 SE 5TH ST 1093204011002000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	18-008345 1009 SW 16TH ST 1410101029002000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008793 1200 SW TAYLOR ST 1093103024003000 302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition
ID #: Full Address: Parcel ID: Correction List:	18-008397 1601 SW 37TH TER SCRAP LUMBER, DISCARDED TRASH BAGS ALONG WITH ANY OTHER MISC RUBBISH AND GARBAGE ON PROPERTY	ID #: Full Address: Parcel ID: Correction List:	18-008793 1200 SW TAYLOR ST 1093103024003000 Rubbish around exterior of property. Please remove items including but not limited to mattresses, plastics, trash bins, appliances, electronics, tires, wood debris, etc.
ID #: Full Address: Parcel ID: Correction List:	302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition	ID #: Full Address: Parcel ID: Correction List:	18-008793 1200 SW TAYLOR ST 1093103024003000 108.2 - Closing of Vacant Structure If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance.

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The window on the back porch is missing. Properly secure the entire house.

ID #: 18-008796
Full Address: 2729 SE MONROE ST
Parcel ID: 1330704009007000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls, in a clean and sanitary state. A recent inspection of the described property revealed that the property contains items considered as trash and or rubbish as defined by the 2012 International Property Maintenance Code as adopted by the City of Topeka. Described items are to include but not limited to large piles of yard debris, yard waste, tree limbs, brush piles, concrete building material, containers with liquid in them, plastic tubs, miscellaneous lumber and building materials, fabrics, plastic tarps, auto parts, broken bicycle parts and miscellaneous trash and rubbish. Please have all trash and rubbish removed from the property within the guidelines of this notice.

ID #: 18-008823
Full Address: 430 SE 34TH ST
Parcel ID: 1341804012032000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

A recent inspection of the described property revealed that the property contains items considered as trash and or rubbish as defined by the 2012 International Property Maintenance Code as adopted by the City of Topeka. All accumulated rubbish, trash, and debris as defined by the 2012 IPMC, MUST BE PROPERLY STORED OR REMOVED FROM THE PROPERTY. This includes but not limited to children's toys, scrap metal, lumber, yard waste and miscellaneous trash and rubbish. The back yard is a mess. Please have all trash and rubbish removed from the property within the guidelines of this notice.

ID #: 18-008873
Full Address: 1206 SW GARFIELD AVE
Parcel ID: 0973603032004000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to scattered trash in the alley, boxes, clothes, trash bags, scrap metal, fan, office chair and any other items not meant for outdoor use.

ID #: 18-008884
Full Address: 1532 SW WESTERN AVE
Parcel ID: 1330602021010000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Rubbish around property. Please remove items including but not limited to furniture, tires, wood debris, mattresses, plastic, appliances, electronics, etc.

ID #: 18-008886
Full Address: 1506 SW WESTERN AVE
Parcel ID: 1330602021004000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Rubbish around property. Please remove items including but not limited to furniture, tires, wood debris, mattresses, plastic, appliances, electronics, etc.

ID #: 18-008904
Full Address: 1305 SW WESTERN AVE
Parcel ID: 1410101014024000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to Couches, TV, suitcase, lamp, wood furniture, wood pile, kitchen cook ware, screen door, interior chairs, scrap metal, appliances, vacuum, broken window glass, mattresses and any other items not meant for outdoor use.

ID #: 18-008905
Full Address: 1313 SW WESTERN AVE
Parcel ID: 1410101014022000
Correction List:

302.5 - Rodent Harborage Upholstered or stuffed furniture kept or stored on exterior property areas & exposed to the elements provides nesting material for mice and/or rats, which are known to carry disease organisms.

Remove all couches and cushions from the exterior of the property.

ID #: 18-008907
Full Address: 1353 SW WESTERN AVE
Parcel ID: 1410101014018000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to tree limbs, ply wood, boards and any other items not meant for outdoor use.

ID #: 18-009022
Full Address: 2135 SE INDIANA AVE
Parcel ID: 1330802001016000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls, in a clean and sanitary state. Simply stated, owners must provide a safe and sanitary property and premises when they let it out for occupancy. Occupants must continue to keep it safe and sanitary while they occupy, control or use the property and premises.

A recent inspection of the described property revealed that the property contains items considered as trash and or rubbish as defined by the 2012 International Property Maintenance Code as adopted by the City of Topeka. Described items are to include but not limited to Multiple bags of trash, clothing, miscellaneous rubbish, mattresses, boxsprings, furniture, plastic bins and containers, tires and other miscellaneous waste and or dumped items on the back end of your property where it meets 22nd St. these items are on your property in the woods. Please have all trash and rubbish removed from the property within the guidelines of this notice.

ID #: 18-009026
Full Address: 1300 SW WESTERN AVE
Parcel ID: 1330602008003000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to mattress on the vacant lot.

ID #: 18-009028
Full Address: 1304 SW WESTERN AVE
Parcel ID: 1330602008004000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Remove all miscellaneous garbage and rubbish from the exterior of the property. All items include but not limited to clothes basket, brush pile, box springs, fallen tree, tree limbs, refrigerator, broken screen, carpet/rugs, wood furniture, microwave and any other items not meant for outdoor use.

ID #: 18-009041
Full Address: 5400 SW 24TH ST
Parcel ID: 1420901009015000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Please remove or properly store all trash and rubbish. Rubbish includes but not limited to doors, broken toys, interior furniture, exercise equipment, tarps, tires, household waste, etc. Covering said rubbish does not constitute proper storage.

ID #: 18-009047
Full Address: 418 NW PARAMORE ST
Parcel ID: 1042003009012000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

Accumulation of rubbish and trash around the property must be properly disposed of and removed from the property. This includes items in a pile near the front Street as well as other scattered items inside and outside the fence and around the trailer.

ID #: 18-009070
Full Address: SE 17TH ST
Parcel ID: 1330503003001000
Correction List:

302.1 - Sanitation All Exterior Property and premises shall be maintained in a clean, safe and sanitary condition

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls, in a clean and sanitary state. Simply stated, owners must provide a safe and sanitary property and premises when they let it out for occupancy. Occupants must continue to keep it safe and sanitary while they occupy, control or use the property and premises.

A recent inspection of the described property revealed that the property contains items considered as trash and or rubbish as defined by the 2012 International Property Maintenance Code as adopted by the City of Topeka. Described items are to include but not limited to blocks, cinderblocks, concrete blocks, bricks pallets, lumber and building materials, cement, cement blocks, miscellaneous rubbish and trash mattresses, furniture clothing, bags of fabric material, classic bins in containers and random amount of other masonry products and wood products flowed over into the adjoining Properties. Please have all trash and rubbish removed from the property within the guidelines of this notice.

The above condition(s) are found to be in violation of the 2012 International Property Maintenance Code as adopted by the City of Topeka

VEHICLES: It is therefore ordered that the owner, agent all other persons claiming an interest in said vehicle, to store in a completely enclosed building or remove the vehicles from the property.

NUISANCE: It is therefore ordered that the owner abate the referenced violations.

You are required to correct this violation within 10 calendar days of publication of this notice. At that time, the property will be re-inspected and if the violation(s) are found to be corrected, no further action will be taken.

A property owner may appeal this notice of violation by requesting a hearing before an administrative hearing officer. The request must be made in writing to the Property Maintenance Code Official within ten (10) days of publication of this notice. Appeals are limited to 1) whether the provisions of the Code apply, 2) whether the Code Official correctly interpreted the Code or 3) whether the requirements of the Code may be adequately satisfied by other means. Appeals seeking to set aside or waive a Code requirement is not permitted.

Failure to correct the violation(s) may result in administrative penalties, abatement by the City with costs assessed against the owner of the property and is a misdemeanor offense which can be prosecuted in Topeka Municipal Court with criminal penalties of a fine up to \$499 and a jail sentence of up to 179 days for each day the violation(s) exists.

NOTICE OF VIOLATIONS

First published in The Topeka Metro News, Monday, September 24, 2018.



City of Topeka

Publishing Report - Housing/Condemnations

9/24/2018 - 9/24/2018

City of Topeka
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13, Topeka, KS 66607-1118
785-368-3161

FORMAL PUBLIC NOTICE IS HEREBY MADE TO ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SAID PROPERTIES.

The structure or accessory structure at the following properties were inspected and found to be in violation of the 2012 Property Maintenance Code as adopted by the City of Topeka.

This notice may be appealed by filing a written request for a hearing to the Property Maintenance Code Unit, 620 SE Madison, Unit 13, Topeka, KS 66607-1118, within ten (10) days of publication of this notice.

Here are several options that may be considered:

1. Rather than correcting the problem, the property owner may choose to demolish the structure. If this option is chosen, Property Maintenance Code must be notified before the deadline and a copy of the demolition contract forwarded to us at the above address.
2. Any person having a recorded or legal interest in the property listed has the right to request an administrative hearing within the prescribed time frame listed above.
3. If violation(s) are not corrected, it may result in an order to vacate the structure until the repairs are completed.
4. Additionally, the chief of police or designee may request an administrative hearing to seek enforcement or abatement of violations contained in the notice of violation and costs of penalty fees and abatement assessed to the property owner.

Failure to comply with this Notice may result in charges being filed in Municipal Court, and the following potential penalties may apply:

- Fines up to \$499.99 per offense
- Imprisonment in the City Jail for up to 179 days per offense
- Two (2) years supervised probation

Each day any violation of this code continues shall constitute a separate offense. Ref TCC Title 1.10.010-.10

For questions concerning the violation(s) or the enforcement procedure, please contact the Property Maintenance Code Unit at (785)-368-3161.

ID #: 18-001049

Full Address: 501 SE LIBERTY ST
Parcel ID: 1093204022001000

Correction List:

302.7 - Accessory structures (good repair) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Scrape/paint shed and fence. Ensure both are in good condition.

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Scrape/paint deficient areas, notably exposed wood.

ID #: 18-001284

Full Address: 1207 NE ARTER AVE
Parcel ID: 1052104020011000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Primary dwelling exhibits flaking and chipping paint, specifically along the trim and fascia boards. All exterior boards that exhibit flaking and chipping paint must be scraped, painted or treated.

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Detached garage located in the rear of the property exhibits flaking and chipping paint on all exterior siding and trim. All exterior boards that exhibit flaking and chipping paint must be scraped, painted or treated.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Dwelling exhibits siding that is cracked or missing pieces all together. Exterior siding must be free from holes, cracks and must be weathertight. Siding attached to the main dwelling must be either repaired or replaced.

304.8 - Decorative Features All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

Dwelling exhibits decorative window shutters. One of the shutters broke-off from the east side wall facing the roadway. The decorative shutter must be reattached or the shutters must be removed.

302.7 - Accessory structures (good repair) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Property exhibits a chainlink fence that is falling apart and missing a post located on the north side of the dwelling. A post must be installed and the fence must be reattached to make the fence in good repair.

ID #: 18-006738

Full Address: 4207 SW 29TH TER
Parcel ID: 1451501007002000

Correction List:

305.3 - Interior surfaces - peeling, chipping, etc All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Ceiling is damaged from previous leak. All damaged areas must be fixed.

504.3 - Plumbing system - hazards Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure the code official shall require the defects to be corrected to eliminate the hazard.

Sewage is leaking into back yard. Plumbing system must be maintained in a safe, sanitary and functional condition.

506.2 - Maintenance Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

Sewage is leaking into back yard. Plumbing system must be maintained in a safe, sanitary and functional condition.

ID #: 18-006799

Full Address: 1637 SW FILLMORE ST
Parcel ID: 1410101029025000

Correction List:

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

Structure does not has proper identification numbers posted as required.

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection of the property revealed exterior walls and surfaces exhibiting flaking and peeling paint, bare wood, and boarded up windows that require painting. All peeling paint must be eliminated.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Dwelling has soffit damage on the Southside of the property. The soffit must be repaired.

8.60.150 - Section 304 Insect Screens Every door, window and other outside opening required for ventilation shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch.

House has a number of windows and a storm door that must have insect screens as required.

ID #: 18-006801

Full Address: 1622 SW FILLMORE ST
Parcel ID: 1410101030010000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

House has exterior walls and other surfaces that exhibit flaking and peeling paint. Peeling and flaking paint must be eliminated and structure must be repainted.

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Detached garage (Doors) require scraping and painting as required.

304.5 - Foundation walls All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

Foundation has a large crack on the north side. Crack must be sealed.

304.10 - Stairways, decks, porches and balconies Stairways, decks, porches and balconies

Front porch is collapsing. Front porch must be stabilized and made safe.

ID #: 18-006813

Full Address: 1530 SW CENTRAL PARK AVE
Parcel ID: 1410101017005000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

SCRAPE AND PAINT ANYWHERE THERE IS PEELING AND FLAKING PAINT ON THE RESIDENCE// MOST SPECIFIC TO THE BACK PORCH AREA

ID #: 18-006814

Full Address: 1534 SW CENTRAL PARK AVE
Parcel ID: 1410101017007000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

SCRAPE AND PAINT EXTERIOR OF RESIDENCE WHERE THERE IS PEELING AND FLAKING PAINT OR BARE EXPOSED WOOD// INCLUDING ANY TRIM, WINDOWS, DOORS, OR DECORATIVE FEATURES

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304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

THERE ARE SECTIONS OF TRIM/SIDING ON RESIDENCE WHAT ARE DETACHING FROM HOUSE AND APPEAR TO BE IN DISREPAIR/ REPAIR OR REPLACE ANY BROKEN OR DILAPIDATED SIDING ON RESIDENCE

304.7 - Roofs and Drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

GUTTERING MUST BE IN FULLY INTACT SECTIONS ANCHORED PROPERLY TO THE STRUCTURE OR REMOVED ENTIRELY

304.8 - Decorative Features All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

LATTICE WORK ON THE FRONT PORCH APPEARS TO BE DETACHING FROM THE STRUCTURE AND NEEDS TO BE PROPERLY ANCHORED

ID #: 18-006829

Full Address: 1601 SW CENTRAL PARK AVE

Parcel ID: 1410101028001000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

SCRAPE AND PAINT EXTERIOR OF RESIDENCE WHERE PAINT IS PEELING AND FLAKING OFF

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

MUST HAVE PROPER DISPLAYED HOUSE NUMBERS ON RESIDENCE

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

SCRAPE AND PAINT EXTERIOR OF DETACHED GARAGE WHERE PAINT IS PEELING AND FLAKING OFF

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

REPAIR OR REPLACE ANY BROKEN, MISSING, OR DILAPIDATED TRIM, FASCIA, SOFFIT BOARDS ON DETACHED GARAGE WHERE NEEDED

ID #: 18-007016

Full Address: 113 SE 17TH ST

Parcel ID: 1330604006002000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection revealed Chipped peeling and flaking paint on front of house on the soffit, fascia, trim boards, front pillars, front deck railing front deck porch, the wood around the windows are used to be painted it is also chipped, flaking and or peeling, the garage structure in the rear chipped peeling and flaking paint on front of house on the soffit, fascia, trim boards, front pillars, front deck railing front deck porch, the wood around the windows used to be painted it is also chipped, flaking and or peeling. These paint deficiencies need to be scraped and cleaned and repainted to good workmanship finish. The garage structure in the rear of the house is also showing signs of paint deficiency this needs to be scraped and repainted as well. The front corners office are showing signs of wood rot and/or DK I need to be replaced these openings will allow The entrance of moisture dust and or rodents

304.7 - Roofs and Drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance. There's a piece of the shingles on the roof as seen from the road that appear to be missing peeled away or other deficiency. The gutters around the structure are loose, hanging, or missing they need to be repaired or replaced, downspouts in the front of the structure also missing.

ID #: 18-007025

Full Address: 1518 SE 4TH ST

Parcel ID: 1093204005001000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection revealed Trim boards and fascia are deficient in paint, this bare wood would need to be treated on the garage. The trim, fascia, and siding is deficient on the house and the paint is it a chipped, flaked off or missing, the siding boards need to be cleaned and repainted.

304.13.1 - Glazing - glass All glazing materials shall be maintained free from cracks and holes.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

All windows, skylights and doors must be installed in their frames so that they are weather tight to prevent wind, rain, and other elements from penetrating the structure. A workmanlike installation will provide appropriate protection while maintaining operational compatibility. Multiple windows on the side of the house are missing glass.

ID #: 18-007071

Full Address: 3400 SW VAN BUREN ST

Parcel ID: 1341803005005000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Structure has a number of boarded up broken windows that have bare wood. All bare wood must be treated or painted.

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

Structure must have address identification numbers posted as required.

304.13.1 - Glazing - glass All glazing materials shall be maintained free from cracks and holes.

Structure has several broken windows that must be repaired or boarded up.

ID #: 18-007084

Full Address: 1623 SW POLK ST

Parcel ID: 1330602032015000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Scrape and paint the entire house where peeling and flaking is present. All exposed wood or untreated wood needs treated as well.

304.13 - Window, Skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Repair rotten window frames on the back of the house.

ID #: 18-007166

Full Address: 101 SW CLAY ST

Parcel ID: 1093003007001000

Correction List:

302.7 - Accessory structures (good repair) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

The wood fence on the property will need to have some repairs and replacement of boards that have broken.

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Most of the wood trim, framework and siding on the house will need to be scraped and repainted. This includes the porch area including decking and steps. Any unpainted wood will need to be painted to protect from decay.

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

The house will need to display numbers that meet the code and face SW Clay St.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

There are several areas on the house where there is decay starting to cause breaks and holes in the house. This includes areas of trim and framework. These will need to be repaired in a workmanlike manner.

304.7 - Roofs and Drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

The tree on the north side of the house has grown into the roof and should be cut back to prevent further damage to the roof. The damage already done to the roof includes missing shingles and holes through into the house allowing the elements and animals to gain entry. The roof will need to be repaired in a workmanlike manner. There is also sections of guttering that will require some minor repairs to work properly.

304.11 - Chimneys and towers All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

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The brick chimney on the house is obviously starting to fail and has loose bricks that could pose a hazard. This will need to be repaired in a workmanlike manner.

304.13.1 - Glazing - glass All glazing materials shall be maintained free from cracks and holes.

The upper window on the south side, and any others that are damaged or missing, will need to be repaired or replaced. As an alternative it may be properly boarded up and sealed with a board that is painted to prevent deterioration.

8.60.150 - Section 304 Insect Screens Every door, window and other outside opening required for ventilation shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch.

There are numerous damaged and torn screens on the house these will need to be replaced.

ID #: 18-007272

Full Address: 2701 SE PENNSYLVANIA AVE

Parcel ID: 1330803019001000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection revealed Chipped, peeling, flaking paint on the house. There are areas that are deficient in paint that need to be scraped and painted. The fascia and trim boards appear to have rotted and need to be repaired and repainted to good workmanship finish. Areas on the side of the house are missing paint. The trim around the door and trim on top fascia need to be scraped and painted.

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

Address numbers - Buildings that have been assigned a street number must have the number visibly displayed in Arabic figures or spelled out in alphabet letters at least 4 inches in height and each stroke must be 1/2 inch wide. These numbers must contrast with their background. There are no numbers on the house or the mailbox.

304.13.1 - Glazing - glass All glazing materials shall be maintained free from cracks and holes.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

All windows, skylights and doors must be installed in their frames so that they are weather tight to prevent wind, rain, and other elements from penetrating the structure. A workmanlike installation will provide appropriate protection while maintaining operational compatibility. There are multiple windows on the house that are boarded up that need to either be replaced or repaired with working windows. Any bare wood over a window needs to be protected with paint.

ID #: 18-007282

Full Address: 2735 SE PENNSYLVANIA AVE

Parcel ID: 1330803019012000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection revealed Trim boards and fascia are missing trim boards around windows need to be painted they are chipped, flaking, or peeling these areas of deficient paint need to be properly treated.

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

Address numbers - Buildings that have been assigned a street number must have the number visibly displayed in Arabic figures or spelled out in alphabet letters at least 4 inches in height and each stroke must be 1/2 inch wide. These numbers must contrast with their background.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

There are areas of siding that are missing, pulled away, not properly attached to the residence.

304.7 - Roofs and Drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance There's an area in the center of the roof that it peers to be dented and it's covered with a tarp.

ID #: 18-007290

Full Address: 2745 SE PENNSYLVANIA AVE

Parcel ID: 1330803019011000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection revealed Multiple areas Are deficient in paint, the trim around the windows is cheap flight or peeling needs to be scraped and repainted, trim boards need to be repainted, the trim around the doors is chipped ceiling or flaking need to be scraped and repainted.

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

Address numbers - Buildings that have been assigned a street number must have the number visibly displayed in Arabic figures or spelled out in alphabet letters at least 4 inches in height and each stroke must be 1/2 inch wide. These numbers must contrast with their background.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Multiple areas of the siding are loose, missing, worked, they are not properly secured for proper weather protection.

304.13.1 - Glazing - glass All glazing materials shall be maintained free from cracks and holes.

There's a window on the side of the house it is missing that is covered with pieces of wood this needs to be repaired with proper window or glass.

ID #: 18-008227

Full Address: 1320 SW 17TH ST

Parcel ID: 1410101025012000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Paint is deficient or missing. Please scrape/paint all deficient areas of property.

304.13 - Window, Skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Windows damaged or missing. Please repair/replace damaged or missing windows.

ID #: 18-008240

Full Address: 1701 NW TYLER ST

Parcel ID: 1041904002001010

Correction List:

302.7 - Accessory structures (good repair) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

The chain link fencing on the west side of the property has been damaged and is partly down. This will need to be repaired in a workmanlike manner.

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

There are numerous areas on the building where there is peeling and flaking paint that will need to be scraped and painted. Some of these areas are showing obvious deterioration and will need to be repaired prior to painting. Any raw wood will need to be painted to protect from decay. The areas include siding, trim, framework and metalwork. Scrape and paint mostly trim doors and some siding

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

There are several areas of fascia and soffit that are deteriorated to the degree that there are holes. These areas will need to be repaired in a workmanlike manner.

304.7 - Roofs and Drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

The guttering on the northeast side of the building will need to be repaired in a workmanlike manner so that it is firmly attached and works properly.

304.15 - Doors - exterior All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

The door on the west side of the building will need to be repaired or replaced. If it is repaired it will need to be painted to protect against decay.

ID #: 18-008561

Full Address: 1224 SW 13TH ST

Parcel ID: 1410101004022000

Correction List:

CONTINUED ON NEXT PAGE

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304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Scrape and paint the entire house where peeling and flaking is present. The entire house shows signs of flaking and peeling paint.

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Scrape and paint the entire detached garage where peeling and flaking is present.

304.7 - Roofs and Drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Repair or remove all damaged gutters on the entire house.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Repair all damaged and rotted siding on the entire detached garage.

304.15 - Doors - exterior All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

he garage door does not lock or seal properly and needs to be repaired.

ID #: 18-008652

Full Address: 428 SW LANE ST

Parcel ID: 0973601003006000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Most wood surfaces, including but not limited to, trim, framework and porch, will need to be scraped and repainted. Any raw wood, other than decay resistant woods, will need paint to protect from the elements.

304.5 - Foundation walls All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

The block foundation on the southwest corner of the house has cracks and breaks that will need to be repaired in a workmanlike manner.

304.10 - Stairways, decks, porches and balconies Stairways, decks, porches and balconies

The front porch area on the house has a number of different repairs that will need to be done. The lattice on the south side has fallen off and is damaged. This will need replacement or repair. The southwest corner support post and decking under it are showing obvious deterioration and will need to have repairs done. The decking has some minor areas that will need to be addressed before they get to the point of failure. The north extension on the porch has an open area of railing. This will need to have the railing replaced or if the ramp that was apparently there is to be replaced it should be done for safety reasons. The steps to the front porch and beginning to show deterioration and may need some repairs prior to scraping and painting. All repairs must be made in a workmanlike manner. The porch area, including much of the decking, will also need to be painted to prevent decay.

304.11 - Chimneys and towers All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

The brick chimney on the house is in need of repairs to prevent the loose brick from falling and becoming a hazard.

ID #: 18-008675

Full Address: 1211 SW THROOP ST

Parcel ID: 1410101004033000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Paint on house is chipping and peeling. Please scrape and paint all deficient areas.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

House is missing siding. Walls must be sided and weather proofed.

304.3 - Premises Identification - Addresses Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

304.13 - Window, Skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Section of window frame is falling off. Window frames must be complete, weather proof and in good repair.

ID #: 18-008860

Full Address: 1506 SW WESTERN AVE

Parcel ID: 1330602021004000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Windows damaged or in disrepair. Please repair/replace window frames that are in disrepair and ensure all windows are weather tight and installed in a workmanlike manner.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Exterior walls of house damaged or in disrepair. Please fix exterior damage to home.

304.13 - Window, Skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Windows damaged or in disrepair. Please repair/replace window frames that are in disrepair and ensure all windows are weather tight and installed in a workmanlike manner.

302.7 - Accessory structures (good repair) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Accessory structure in disrepair. Please scrape/paint and ensure garage is in good condition.

ID #: 18-008864

Full Address: 1504 SW WESTERN AVE

Parcel ID: 1330602021003000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Windows damaged or in disrepair. Please repair/replace window frames that are in disrepair and ensure all windows are weather tight and installed in a workmanlike manner.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Exterior walls of house damaged or in disrepair. Please fix exterior damage to home.

304.13 - Window, Skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Windows damaged or in disrepair. Please repair/replace window frames that are in disrepair and ensure all windows are weather tight and installed in a workmanlike manner.

302.7 - Accessory structures (good repair) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Garage in need of repairs. Please scrape/paint all deficient areas of garage and ensure garage is in good condition.

ID #: 18-009046

Full Address: 2421 SE PENNSYLVANIA AVE

Parcel ID: 1330802022012000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection revealed Chipped, healing, and flaking paint around the windows, facia, siding and trim. These areas of the fish and paint need to be scraped cleaned and repainted.

ID #: 18-009117

Full Address: 1421 SW WESTERN AVE

Parcel ID: 1410101015025000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood-surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be removed and services repainted. A recent inspection of the property revealed fascia boards are deficient in paint. areas of the siding need to be scraped, cleaned and repainted, window trim needs to be scraped and repainted.

ID #: 18-009151

Full Address: 1407 SW WESTERN AVE

Parcel ID: 1410101015029000

Correction List:

304.2 - Protective treatment - Paint/Stain etc. All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Dwelling exhibits flaking paint and bare wood in areas. Flaking paint must be eliminated and repainted. Bare wood must be treated or painted.

304.5 - Foundation walls All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

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Foundation wall is crumbling apart - must be repaired.

304.6 - Exterior walls - weatherproof All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

House siding is exhibiting rot and decay in areas. Must be repaired or replaced.

304.13.1 - Glazing - glass All glazing materials shall be maintained free from cracks and holes.

House has missing windows facing roadway.

307.1 - Handrails and Guardrails - Requirements Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the 32 tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Exception: Guards shall not be required where exempted by the adopted building code.

House must be equipped with handrails as required.

RESOLUTION NO. 9053

First published in The Topeka Metro News, Monday, September 24, 2018.

RESOLUTION NO. 9053

A RESOLUTION introduced by City Manager Brent Trout authorizing initiation of condemnation proceedings to acquire temporary easements and permanent easements for Water Line Improvement Project No. T-281104.00, N.E. Strait from Seward Avenue to the Norwood Booster Pump Station.

BE IT RESOLVED by the Governing Body of the City of Topeka, Kansas, pursuant to K.S.A. 26-201 that it is necessary and advisable in the public interest to condemn within the corporate limits of the City of Topeka certain private property interests, including temporary easement and permanent easements, for the following public purpose: installation of a new water line and such other public purposes as are authorized by law.

Pursuant to the provisions of K.S.A. 26-201, the Engineering Division is hereby authorized and directed to cause a survey to be made by some competent engineer of the private property which is necessary to be appropriated for the improvements, and such other public purposes as are authorized by law, and the City Engineer, or designee, is authorized and directed to file the report of the survey, including a description of the private property and the interest to be acquired by condemnation, in the office of the City Clerk.

THIS RESOLUTION shall become effective upon one publication in the official city newspaper.

ADOPTED and APPROVED by Governing Body September 18, 2018.

CITY OF TOPEKA, KANSAS

Michelle De La Isla, Mayor

ATTEST:

Brenda Younger, City Clerk
9/24

NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, September 24, 2018.

Shawnee County is soliciting requests for proposals for:

Armored car services, bid # 059-18

Specifications are available at www.snco.us or may be obtained from the Purchasing Office, 200 SE 7th St., Room 201, Topeka, KS 66603.

Sealed proposals will be received at the Shawnee County Courthouse Purchasing Office located at 200 SE 7th St., Room 201, Topeka, KS 66603 9/24 10/1

ORDINANCE NO. 20141

First published in The Topeka Metro News, Monday, September 24, 2018.

Summary of Ordinance No. 20141

On September 18, 2018, the City of Topeka adopted Ordinance No. 20141 introduced by City Manager Brent Trout allowing and approving City expenditures for the period of August 5, 2018, through August 31, 2018, and enumerating said expenditures herein. The complete text of this ordinance is available at the City of Topeka's web site at: <http://www.topeka.org>. You can also view or obtain one copy of the ordinance, at no cost, at the City Clerk's office at City Hall, 215 S.E. 7th Street, 1st floor. This summary is hereby certified, pursuant to K.S.A. 12-3007, as legally accurate and sufficient.

Dated: September 18, 2018

/s/ Mary Feighny, Deputy City Attorney
9/24

NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, September 17, 2018.

Shawnee County is soliciting requests for proposals for:

Rear load containers, bid # 058-18

Specifications are available at www.snco.us or may be obtained from the Purchasing Office, 200 SE 7th St., Room 201, Topeka, KS 66603.

Sealed proposals will be received at the Shawnee County Courthouse Purchasing Office located at 200 SE 7th St., Room 201, Topeka, KS 66603 9/17 9/24

ADMINISTRATIVE HEARING

First published in The Topeka Metro News, Monday, September 17, 2018.

**BEFORE THE ADMINISTRATIVE HEARING OFFICER
CITY OF TOPEKA**

SEPTEMBER 13, 2018

CASE#: 18-001336

DANIEL L HUDGENS RE: 2042 SW HIGH AVE.
3647 NW 66TH ST. ID#: 1410204030011000
TOPEKA, KS 66618
CERTIFIED MAIL #: 7190 1716 7500 0110 4413

AND ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SUCH STRUCTURE(S).

COMPLAINT & NOTICE OF HEARING**PURSUANT TO THE 2012 INTERNATIONAL PROPERTY
MAINTENANCE CODE (IPMC) AS ADOPTED BY THE CITY OF
TOPEKA, KANSAS****COMPLAINT**

The Code Official and/or designee alleges and states:

That the structure(s) and premises located on the following described real estate: The South 50 feet of the North 100 feet of the West half of Acre 7 in Block 16, in College Hill Addition to the City of Topeka, in Shawnee County, Kansas, except the West 30 feet taken for street.

Commonly known as 2042 SW High Ave, in the City of Topeka, Shawnee County, Kansas, is unfit for human use or habitation. The structure(s) is (are) not occupied.

Existing conditions at 2042 SW High Ave, Topeka, Kansas, which are dangerous or injurious to the health, safety or welfare of the residents of the city, and/or increase the hazards of fire, accidents or other calamities. These conditions are demonstrated by defects, dilapidation, and disrepair to wit: See attached violation(s).

After review of the structure(s) the Code Official has determined that the structure(s) is (are) so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure(s).

And does not meet the minimum standards of the 2012 IPMC as adopted by the City of Topeka, Kansas.

**NOTICE OF HEARING BEFORE ADMINISTRATIVE HEARING
OFFICER, CITY OF TOPEKA PURSUANT TO THE 2012 IPMC AS
ADOPTED BY THE TOPEKA CITY OF TOPEKA, KANSAS**

A hearing will be held on the 17th day of October, 2018, at 2:15 o'clock P.M., before the Administrative Hearing Officer pursuant to the 2012 IPMC as adopted by the City of Topeka, at the Cyrus K. Holliday Building, (Holliday Conference Room, 1st floor), 620 SE Madison. At such hearing the owner, their agent, and lienholders of record and any occupant of the above-described structure(s) and premises and accessory building(s) may appear and provide testimony or other relevant evidence regarding the structure(s) cited herein. The hearing is to determine if the structure(s) located on said property is/are to be repaired or demolished.

If your intention is to repair the structure(s), please bring the following information to the hearing:

- Proof of financial capabilities
- A time table to have the repairs completed
- Any other information that may be pertinent to the case (i.e. contacts with Housing and Neighborhood Relations, City of Topeka Building Inspection, contractors, etc...)

If your intention is to sell the property, you must provide an affidavit to the Code Official per the 2012 Property Maintenance Code 107.6 Transfer of ownership. The affidavit must include a notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of this Complaint & Notice of Hearing and fully accepting responsibility without condition for making corrections or repairs as required.

Mike Haugen, Manager Code Services
Property Maintenance Code Unit

**For further information, please call Larry A Johnson at (785) 368-3173.

Case # 18-001336

Improvements necessary and appropriate references to the 2012 IPMC as adopted

- by the City of Topeka for 2042 SW High Ave are as follows:
1. 304.2 Protective treatment - Paint/Stain etc. - Replace and/or paint damaged siding.
 2. 304.13.1 Glazing - glass - Replace and/or repair broken windows.
 3. 304.13.2 Openable windows - ventilation - Replace and/or repair inoperative windows.
 4. 304.15 Doors - exterior - Replace and/or repair damaged doors.
 5. 304.7 Roofs and drainage - Replace and/or repair damaged roofing.
 6. 305.3 Interior surfaces - peeling, chipping, flaking paint, loose plaster, decayed wood - Replace and/or repair damaged wall, ceiling and floor coverings.
 7. 502.1 Dwelling units - plumbing fixture requirements - Replace and/or repair damaged plumbing fixtures.
 8. 603.1 Mechanical appliances - heating, cooking & water heating - Replace and/or repair inoperative appliances.

9/17 9/24

PUBLIC NOTICE

First published in The Topeka Metro News, Monday, September 24, 2018.

Public Notice

Topeka Metropolitan Transit Authority (Metro) is requesting bids from qualified firms to construct concrete bus stop pads. Please contact Karla Richardson, 785-730-8622, krichardson@topekametro.org for a bid packet or download from our website <http://www.topekametro.org>. Bids are due October 2, 2018.

In order to be eligible to submit a bid, your firm must not be included on the System for Awards Management's List of Persons or Firms currently suspended or debarred. Metro reserves the right to accept any bid or any part or parts thereof, to reject any or all bids, and to waive irregularities therein. Metro complies with all applicable Title VI, EEO and DBE requirements. By submitting a proposal, your firm is also certifying that it complies with all applicable Title VI, EEO and DBE requirements.

Topeka Metro
201 North Kansas Avenue
Topeka, KS 66603
9/24

NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, September 24, 2018.

Sealed bids, as indicated below, will be received by the Director of Contracts & Procurement of the City of Topeka, Kansas, until the specified time and date below, and will thereafter be publicly opened at City Hall, 215 SE 7th Street, in the office of Contracts and Procurement, Basement, Room 60, Topeka. Bidders must respond electronically through the City's eProcurement System, on-line at www.topeka.org. For Businesses, Bid Opportunities - Click on Bidding Opportunities & Supplier Registration TOPEKA ePro button, and Login if you are already registered, or complete the registration process as a new user).

The City reserves the right to accept or reject any or all bids, determine the lowest responsible bidder in accordance with City Code Section 2-387, and to waive any informalities.

1. Security Fence at Topeka Law Enforcement Center, Project T801025.00, Event #1795. Bid Closing: October 17, 2018 at 2:00pm local time.

Project Drawings and Manual may be obtained from Schwerdt Design Group, Inc., Contact: Mike Stormer, 2231 SW Wanamaker Rd., Suite 303, Topeka, KS 66614, 785-273-7540. Hard (paper) copies will be \$25.00 per set (manual and drawings). Fee is non-refundable. There is no charge for downloading electronic (PDF) copies using the Topeka e-procurement system, Topeka ePro.

Jay Oyler, Director
Contracts & Procurement

9/24

NOTICE OF INTENT

First published in The Topeka Metro News, Monday, September 24, 2018.

**SHAWNEE COUNTY, KANSAS
NOTICE OF INTENT TO SEEK PRIVATE PLACEMENT
GENERAL OBLIGATION BONDS, SERIES 2018**

Notice is hereby given that the Board of County Commissioners (the "Board") of Shawnee County, Kansas, (the "County"), intends to seek a private placement of the above referenced bonds. The maximum aggregate principal amount of bonds shall not exceed \$2,000,000. The proposed sale of the bonds is in all respects subject to the Board passing and approving a resolution authorizing the issuance, sale and delivery of the bonds, the execution and delivery of a bond purchase agreement relating to the bonds and execution and delivery of all other documents necessary to deliver the bonds and receive payment therefore. Dated September 17, 2018.

s/s Cynthia A. Beck
Cynthia A. Beck, County Clerk
Shawnee County, Kansas
200 SE 7th Street
Topeka, Kansas 66603

9/24

NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, September 24, 2018.

Sealed bids, as indicated below, will be received by the Director of Contracts & Procurement of the City of Topeka, Kansas, until the specified time and date below, and will thereafter be publicly opened at City Hall, 215 SE 7th Street, in the office of Contracts and Procurement, Basement, Room 60, Topeka. Bidders must respond electronically through the City's eProcurement System, on-line at www.topeka.org. For Businesses, Bid Opportunities - Click on Bidding Opportunities & Supplier Registration TOPEKA ePro button, and Login if you are already registered, or complete the registration process as a new user).

The City reserves the right to accept or reject any or all bids, determine the lowest responsible bidder in accordance with City Code Section 2-387, and to waive any informalities.

1. 1-Ton 4x2 Dual Rear Wheel with Crew Cab and Box Bed, Event 1792. Bid closing October 5, 2018, at 2:00 PM local time.

Jay Oyler, Director
Contracts & Procurement

9/24

ADMINISTRATIVE HEARING

First published in The Topeka Metro News, Monday, September 17, 2018.

**BEFORE THE ADMINISTRATIVE HEARING OFFICER
CITY OF TOPEKA**

DATE: 9/13/18
CASE#: 18-001364

KANSAS FURNITURE MART RE: 3222 SW SENA DRIVE
ATTN: ROBERT GOODALL ID#: 0973503018017000
4547 SOUTH TOPEKA BLVD

TOPEKA KS 66609
CERTIFIED MAIL #: 7190 1716 7500 0116 5735

ROBERT GOODALL RESIDENT AGENT
4547 SOUTH TOPEKA BLVD
TOPEKA KS 66609

AND ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SUCH STRUCTURE

COMPLAINT & NOTICE OF HEARING

**PURSUANT TO THE 2012 INTERNATIONAL PROPERTY
MAINTENANCE CODE (IPMC) AS ADOPTED BY THE CITY OF
TOPEKA, KANSAS**

COMPLAINT

The Code Official and/or designee alleges and states:

That the structure and premises located on the following described real estate: The West 26 feet of Lot 53, and the East 37 feet of Lot 54, Sena Drive, Green Valley Subdivision of Blocks 5 and 6, Parke Place Addition, to the City of Topeka, Shawnee County, Kansas.

Commonly known as 3222 SW Sena Drive, in the City of Topeka, Shawnee County, Kansas, is unfit for human use or habitation. The

structure is not occupied.

Existing conditions at 3222 SW Sena Drive, Topeka, Kansas, which are dangerous or injurious to the health, safety or welfare of the residents of the city, and/or increase the hazards of fire, accidents or other calamities. These conditions are demonstrated by defects, dilapidation, and disrepair to wit: See attached violation(s).

After review of the structure(s) the Code Official has determined that the structure(s) is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure.

And does not meet the minimum standards of the 2012 IPMC as adopted by the City of Topeka, Kansas.

**NOTICE OF HEARING BEFORE ADMINISTRATIVE HEARING
OFFICER, CITY OF TOPEKA PURSUANT TO THE 2012 IPMC AS
ADOPTED BY THE TOPEKA CITY OF TOPEKA, KANSAS**

A hearing will be held on the 17th day of October, 2018, at 2:30 P.M. before the Administrative Hearing Officer pursuant to the 2012 IPMC as adopted by the City of Topeka, at the Cyrus K. Holliday Building, (Holliday Conference Room, 1st floor), 620 SE Madison. At such hearing the owner, their agent, and lienholders of record and any occupant of the above-described structure(s) and premises and accessory building(s) may appear and provide testimony or other relevant evidence regarding the structure(s) cited herein. The hearing is to determine if the structure(s) located on said property is/are to be repaired or demolished.

If your intention is to repair the structure(s), please bring the following information to the hearing:

- Proof of financial capabilities
- A time table to have the repairs completed
- Any other information that may be pertinent to the case (i.e. contacts with Housing and Neighborhood Relations, City of Topeka Building Inspection, contractors, etc...)

If your intention is to sell the property, you must provide an affidavit

to the Code Official per the 2012 Property Maintenance Code 107.6 Transfer of ownership. The affidavit must include a notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of this Complaint & Notice of Hearing and fully accepting responsibility without condition for making corrections or repairs as required.

Mike Haugen, Manager Code Services
Property Maintenance Code Unit

**For further information, please call Michael Wessel at (785) 368-3169.

Case # 18-001364

Improvements necessary and appropriate references to the 2012 IPMC as adopted by the City of Topeka for 3222 SW Sena Drive are as follows:

1. 304.2 Protective treatment - Paint/Stain etc. – Replace and/or paint damaged siding.
2. 304.13.1 Glazing – glass – Replace and/or repair broken windows.
3. 304.13.2 Openable windows – ventilation – Replace and/or repair inoperative windows.
4. 304.15 Doors – exterior – Replace and/or repair damaged doors.
5. 305.3 Interior surfaces - peeling, chipping, flaking paint, loose plaster, decayed wood – Replace and/or repair damaged wall, ceiling and floor coverings.
6. 502.1 Dwelling units - plumbing fixture requirements – Replace and/or repair damaged plumbing fixtures.
7. 603.1 Mechanical appliances – space heating, cooking & water heating – Replace and/or repair inoperative appliances.

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ADMINISTRATIVE HEARING

First published in The Topeka Metro News, Monday, September 17, 2018.

**BEFORE THE ADMINISTRATIVE HEARING OFFICER
CITY OF TOPEKA**

SEPTEMBER 13, 2018
CASE#: 18-001260

JERRY L PENNER, SR LTD RE: 1501 SW POLK ST
PO BOX 556 ID#: 1330602021001000
TOPEKA, KS 66601
CERTIFIED MAIL #: 7190 1716 7500 0110 4420

AND ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SUCH STRUCTURE

**COMPLAINT & NOTICE OF HEARING
REVISED**

**PURSUANT TO THE 2012 INTERNATIONAL PROPERTY
MAINTENANCE CODE (IPMC) AS ADOPTED BY THE CITY OF
TOPEKA, KANSAS**

COMPLAINT

The Code Official and/or designee alleges and states:

That the structure and premises located on the following described real estate: Lots 23 and 25 on Polk Street, Douthitt Place Addition, to the City of Topeka, Shawnee County Kansas

Commonly known as 1501 SW Polk Street, in the City of Topeka, Shawnee County, Kansas, is unfit for human use or habitation. The structure is not occupied.

Existing conditions at 1501 SW Polk Street, Topeka, Kansas, which are dangerous or injurious to the health, safety or welfare of the residents of the city, and/or increase the hazards of fire, accidents

or other calamities. These conditions are demonstrated by defects, dilapidation, and disrepair to wit: See attached violation(s).

After review of the structure(s) the Code Official has determined that the structure(s) is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure.

And does not meet the minimum standards of the 2012 IPMC as adopted by the City of Topeka, Kansas.

**NOTICE OF HEARING BEFORE ADMINISTRATIVE HEARING
OFFICER, CITY OF TOPEKA PURSUANT TO THE 2012 IPMC AS
ADOPTED BY THE TOPEKA CITY OF TOPEKA, KANSAS**

A hearing will be held on the 17th day of October, 2018, at 2:00 o'clock P.M. before the Administrative Hearing Officer pursuant to the 2012 IPMC as adopted by the City of Topeka, at the Cyrus K. Holliday Building, (Holliday Conference Room, 1st floor), 620 SE Madison. At such hearing the owner, their agent, and lienholders of record and any occupant of the above-described structure(s) and premises and accessory building(s) may appear and provide testimony or other relevant evidence regarding the structure(s) cited herein. The hearing is to determine if the structure(s) located on said property is/are to be repaired or demolished.

If your intention is to repair the structure(s), please bring the following information to the hearing:

- Proof of financial capabilities
- A time table to have the repairs completed
- Any other information that may be pertinent to the case (i.e. contacts with Housing and Neighborhood Relations, City of Topeka Building Inspection, contractors, etc...)

If your intention is to sell the property, you must provide an affidavit to the Code Official per the 2012 Property Maintenance Code 107.6 Transfer of ownership. The affidavit must include a notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of this Complaint & Notice of Hearing and fully accepting

responsibility without condition for making corrections or repairs as required.

Mike Haugen, Manager Code Services
Property Maintenance Code Unit

**For further information, please call Larry A Johnson at (785) 368-3173.

Case # 18-001260

Improvements necessary and appropriate references to the 2012 IPMC as adopted by the City of Topeka for 1501 SW Polk Street are as follows:

1. 304.2 Protective treatment - Paint/Stain etc. – Replace and/or paint damaged siding.
2. 304.13.1 Glazing – glass – Replace and/or repair broken windows.
3. 304.13.2 Openable windows – ventilation – Replace and/or repair inoperative windows.
4. 304.15 Doors – exterior - Replace and/or repair damaged doors.
5. 304.7 Roofs and drainage – Replace and/or repair damaged roofing.
6. 305.3 Interior surfaces - peeling, chipping, flaking paint, loose plaster, decayed wood - Replace and/or repair damaged wall, ceiling and floor coverings.
7. 502.1 Dwelling units - plumbing fixture requirements - Replace and/or repair damaged plumbing fixtures.
8. 304.10 Stairways, decks, porches and balconies – exterior - Replace and/or repair damaged porch.
9. **504.3 Plumbing system hazards – inadequate, improper, defective or damaged service or venting piping or fittings - Replace and/or repair damaged plumbing service and venting piping or fittings.**
10. **604.3 Electrical system hazards – inadequate, improper or damaged service, overcurrent protection, wiring or receptacle and lighting outlets - Replace and/or repair damaged electrical service, overcurrent protection, wiring and receptacle and lighting devices.**

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