



July 26, 2016

SOBCHAK ESTATE LLC
7541 E. ABC Ln.
Columbia, Mo. 65202

Notification Service Via:
Certified Mail & 1st Class Mail
Newspaper – Columbia Daily Tribune

Telephone Number: 573-529-6836

RE: Inspection performed: July 25, 2016

Dear SOBCHAK ESTATE LLC:

This letter is to inform you of a code violation(s) at the property location of:

207 Fourth Ave., Boone County, Columbia, Mo. 65203

Parcel # 16-315-00-01-116.00 01

Section 12/Township 48/Range 13

Structure Status: Vacant – Not Habitable

Guitar-Park Addition

Date of Vacancy – January 5, 2015

On July 25, 2016, City Inspector(s) visited your property to investigate violation(s) of the City of Columbia Code of Ordinances. As a result of this inspection, it has been determined that the property constitutes a public nuisance and is in violation of City of Columbia Code of Ordinances, Chapter 6-71 & 6-72, paragraph 107.1 which states **Structures Constituting a Public Nuisance: All structures which have any of the following defects are public nuisance:**

107.1 Structures Constituting a Public Nuisance:* All structures which have any of the following defects are a public nuisance:

List any or all 1-9 as needed

- (4) Those structures which have been damaged by fire, wind or other causes so as to be dangerous to life, safety, health or welfare of the occupants or the residents of the city.
- (5) Those structures which are so dilapidated or decayed that they are a danger to the life, safety, health or welfare of the occupants or the residents of the city.
- (8) Those structures which exist in violation of any provision of the Building Code of Columbia, Missouri or other ordinances of this city and which are a danger to the life, safety, health or welfare of the occupants or residents of the city.

(1)

Building & Site Development
(573) 874-7474
Fax (573) 874-7283

Neighborhood Services
(573) 817-5050
Fax (573) 874-7546

Planning & Zoning
(573) 874-7239
Fax (573) 874-7546

Case # 15-30287

Address: 207 Fourth Ave.

(9) Those structures which, if occupied, would constitute a hazard to the safety, health, or welfare of the occupants because they lack maintenance, are in disrepair, are unsanitary, vermin infested or rodent infested, lack sanitary facilities or equipment or otherwise fail to comply with minimum provisions of this code.

(10) Those structures which have unsafe equipment including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in disrepair or conditions that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

This property has violation(s) of property maintenance violations needing corrections that shall be repaired, reconditioned, remodeled or demolished at the owner's discretion. This property was vacated on **January 5, 2015**. If the property is to be repaired, reconditioned, remodeled or demolished, a permit shall be required which can be obtained at City Hall, Building & Site Development.

2012 International Property Maintenance Violations

301.2 Responsibility.

The owner of the premises shall maintain the structure and the exterior of the property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with requirement of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.

- **1. The current owner, Sobchak Estate LLC, has been the recorded owner since May 17, 2013 who has failed to maintain the exterior of the structure. Utility records indicate the structure has been without utility service since May 17, 2013. The current owner shows an initiation date and termination date of utilities all of the same date of January 5, 2015. The owner was issued a notice of violation dated May 19, 2016 which had a re-inspection date set for July 22, 2016. There was a verbal agreement with Todd McDonald of Sobchak Estate LLC on July 7, 2016 to extend the re-inspection date pending other property maintenance work to be performed to 209 Fourth Ave & 210 Third Ave. and then returning to 207 Fourth Ave. to perform property maintenance work.** The owner shall repair, recondition, remodeling or demolish the structure and make application for any permits as needed as instructed in the time frame indicated in this notice.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health and safety.

- **1. The structure has been the scene of a fire which has left the structure with considerable damage, not habitable and the premises in a condition which is not in a clean, safe, secure and sanitary condition.** Need to immediately clean the exterior area and secure the building so that it does not affect the safety of the neighboring people and properties.

604.3 Electrical system hazards. Where it is found that the electrical wiring system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

604.3.2 Abatement of electrical hazards associated with fire exposure.

The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

- **1. The electrical system and wiring has been exposed to fire.** Any damaged to the electrical system and wiring shall be corrected as needed by a licensed electrical contractor for any future use of the electrical system.

The work shall commence by August 25, 2016 which is within **(30) days** from the date of this letter. If repair, reconditioning or remodeling is chosen, all work shall be completed by January 22, 2017 which is within **(180) days** from the date of this letter. If demolition is chosen, all demolition shall be complete by September 9, 2016 which is within **(45) days** from the date of this letter. A permit shall be required from Building Site & Development which can be obtained at the 3rd floor service counter in City Hall. All parties of interest to this property will be notified of this violation letter.

107.4 Failure to Comply With This Notice of Violation: Upon failure of the parties to the action to commence the work specified within the time specified by the notice of violation issued by the building regulation supervisor under 107.2 or upon failure to proceed continuously with the work without unnecessary delay in order to complete the work within the specified period of time, the director may call and have a full adequate hearing upon the matter.

107.8* Appeals: An aggrieved party may appeal to the circuit court pursuant to the procedure established in Chapter 536, Revised Statutes of Missouri.

Please contact me at 573-817-6420 if you have any concerns or questions. You may seek a variance from the Building Construction Codes Commission as stated in section 6-17, paragraph 113.2.

Sincerely

Office of Neighborhood Services (573-817-5050)

Bruce E. Martin

Bruce E. Martin, CBI

Senior Code Enforcement Officer

SSC 7/26/12
Initials & Date

Shane Creech, Building & Site Development Manager

Parties of Interest Notified:

City of Columbia/Law Dept.

Hawthorn Bank

1110 Club Village Dr.

Columbia, Mo. 65203