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**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING AND ZONING COMMISSION**

WOODFORD COUNTY COURTHOUSE

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Joshua Stevens
Building Inspector

Kenneth Johns
GIS Coordinator

NASER TAGHIZADEH ALAMDARI
712 CRAMER AVENUE
LEXINGTON, KY 40502

COPY

Dear Mr. Naser Taghizadeh Alamdari

A property maintenance inspection was conducted at 116 E Main Street on 2/05/2020, utilizing The BOCA National Property Maintenance Code, 5th Edition, 1996. This inspection was requested by the City of Midway after receiving complaints from citizens in the area. The building in question is a commercial building located on Main Street. The building is approximately 3126 square feet. The building is listed as containing 2976 square feet of living area. The following violations were noted upon inspection.

1. Interior drywall broken, damaged, or removed in places.
2. Windows broken/off track; not capable of remaining open, or providing seal to weather.
3. Unsafe electrical wiring; observed wires exposed in electrical outlets
4. Improper ventilation; vents from dryers not connected to exhaust lines, exterior vents missing covers, and filled with debris. Vents from water heater disconnected.
5. Window screens missing or broken.
6. Smoke/carbon monoxide detectors missing.
7. Property has no electricity, water, or heating/cooling capabilities.
8. Damaged roof gutters, sheathing, roof structural damage observed, leaks into building observed, portions of the roof are unsafe and are capable of falling on public.
9. Holes observed in floor sheathing, structural damage observed to overall frame.
10. Open access to property via holes in floors and walls allowing access to public to unsafe structure.

Per section **PM-107.2** and section **PM-108.1** of the 1996 National Property Maintenance Code, the property is declared condemned and you are hereby required to correct the above listed issues no later than 30 days upon receipt of this notice. You have the right to appeal this order within 20 days of receipt of this notice per **PM-111.1**. Furthermore, because of the disrepair to the property you are required to obtain a letter from a licensed Kentucky Engineer certifying that the structure of the building is not in danger of collapse and does not pose a threat to public safety. If an engineer letter is not received and a building permit not obtained for the above listed corrections an order of demolition will be needed.

Be aware if compliance is not achieved within the specified time limit set herein the penalties listed in section **PM 106.2** shall apply. See below listed code sections for reference.

PM-106.2 Penalty: Any person who shall violate a provision of this code shall, upon conviction thereof, be subject to a fine of not less than **\$25** nor more than **\$100** or imprisonment for a term not to exceed **60 days**, or both, at the discretion of the court. **Each day that a violation continues after due notice has been served shall be deemed a separate offense.**

PM-107.1 Notice to owner or to person or persons responsible: Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in Sections PM-107.2 and PM-107.3. Notices for condemnation procedures shall also comply with Section PM-108.3.

PM-108.1 General: When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

PM-108.1.3 Structure unfit for human occupancy: A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

PM-111.1: Any person affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within **20 days** after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

If you have any questions concerning this notice, please contact me at (859) 230-4900. If you would like to review the Property Maintenance Code, you may contact me and a copy shall be provided for you.

Sincerely,



Joshua Stevens
Building & Zoning Inspector
VMWC Planning Commission
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Email: jstevens@woodfordcountky.org
cc: McBrayer LLC, VMWC Planning Commission Counsel
Pattie Wilson, VMWC Planning Commission Executive Director
Grayson Vandergrift, Mayor City of Midway