

**1524 15<sup>th</sup> Avenue**

**Owner: Debora M & Larry R  
Lee**

**1,920 Square Feet**



1524

08/12/2020



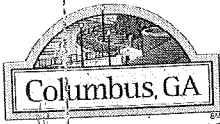


08/12/2020





08/12/2020



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

## COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-08-20-003740)

**Case Type:** Condemn-Demo  
**Address:** 1524 15Th Ave  
 Columbus, GA

**Assigned To**  
**Status:** Request for Compliance Pending/Open

**Opened Date:** 08/25/2020  
**Closed Date:**

Activity Date	Created By	Activity Type	Activity Name	Comments
09/18/2020	Charlotte Davis	Notice of Hearing	7020 0090 0000 1809 1508 LEE DEBORA M & LARRY R 3695 BLACK BLUFF RD ROME GA 30161	
11/20/2020	Charlotte Davis	Return Mail Received		SIGNED CARD RECEIVED #1508
11/23/2020	Jamaal Williams	On-Site Visitation		Out of town owner, No work no change ./113
12/17/2020	Jamaal Williams	On-Site Visitation		No work no change . I have took recent picture to add to the list of demo's that will be presented to council for the next batch of demolitions. /113
01/21/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
	Jamaal Williams	On-Site Visitation		No work no change, same owner./113
	Mallory Jackson	Notice to Demolish or Repair		MAILED TO: LEE DEBORA M & LARRY R 3695 BLACK BLUFF RD ROME GA 30161 ARTICLE NUMBER: 7020 0090 0000 1808 1431
02/23/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: LEE DEBORA M & LARRY R 3695 BLACK BLUFF RD ROME GA 30161 ARTICLE NUMBER: 7020 0090 0000 1809 0136
03/19/2021	Michelle Gould	On-Site Visitation		DEMO PHOTOS TAKEN - SEE ATTACHED
03/23/2021	Jamaal Williams	On-Site Visitation		No work no change ./113







420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

**Ryan Pruett**  
Director

CERTIFIED MAIL

LEE DEBORA M & LARRY R

3695 BLACK BLUFF RD

ROME GA 30161

7020 0090 0000 1809 0136

3/12/2021

Dear Sir or Madam:

**SUBJECT: 1524 15th Avenue**

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) and for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$9,874.50**.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13<sup>th</sup> at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27<sup>th</sup>, 2020 at 5:30 EST**.

**Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.**

City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

Sincerely,

Ryan Pruett

Director, Inspections and Code

RP:CD





We do amazing.

**INSPECTIONS & CODE**

**420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340**

**TELEPHONE: (706) 653-4126 FAX (706) 653-4123**

DATE: 11/18/2020  
OWNER: DEBORA M & LARRY R LEE  
OWNER'S ADDRESS: 3695 BLACK BLUFF, ROME GA 30161

**REFERENCE NUMBER  
CASE-08-20-003740**

AGENT:  
AGENT'S ADDRESS:

LOCATION OF PROPERTY: 1524 15TH AVE, COLUMBUS GA

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## NOTICE TO DEMOLISH OR REPAIR

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Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structure are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repair or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

**FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126**

7020 0090 0000 1808 1431

**CERTIFIED MAIL NUMBER**

**Ryan Pruett**

**Ryan Pruett, Director of Insp & Code**

*"An Equal Opportunity / Affirmative Action Organization"*



**INSPECTIONS & CODE**  
 420 10TH STREET, P.O. BOX 1340  
 COLUMBUS, GEORGIA 31902-1340  
 TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
**CASE-08-20-003740**

**NOTICE TO DEMOLISH OR REPAIR**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Jamaal Williams	Violations	08/25/2020 08/25/2020
<b>Inspectors Comments Inspectors Comments</b>			
Windows and doors shall be repaired or boarded. If boarded the boards shall be painted to correspond with the color of the existing structure to prevent entry of unauthorized persons.			
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 BLIGHTIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY. Home is unsecured and causing blight in the neighborhood. Home shall be maintained regardless of occupancy.			
304.6 EXTERIOR WALLS 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 wall is partially burned due to house fire.			
8-14.4(a)(1) - Permits required <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Other Permits will be required to Demolish or repair this structure.			
305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALLBE 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.			
304.15 DOORS 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. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.			
304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.			
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 DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION C 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.			
Demolition Site Inspection	Jamaal Williams	Assigned	11/23/2020



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420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 9/18/2020

OWNER: DEBORA M & LARRY R LEE

OWNER'S ADDRESS: 3695 BLACK BLUFF, ROME GA 30161

REFERENCE NUMBER  
CASE-08-20-003740

AGENT:

AGENT'S ADDRESS:

**MAILED**  
9.18.20

LOCATION OF PROPERTY: 1524 15TH AVE, COLUMBUS GA

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## DEMOLITION HEARING NOTICE

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Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on **11/18/2020 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7020 0090 0000 1809 1508

CERTIFIED MAIL NUMBER

Ryan Pruett

Ryan Pruett, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"





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 TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
 CASE-08-20-003740

**DEMOLITION HEARING NOTICE**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
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<b>Inspectors Comments Inspectors Comments</b>			
<p>Windows and doors shall be repaired or boarded: If boarded the boards shall be painted to correspond with the color of the existing structure to prevent entry of unauthorized persons.</p> <p><b>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 BLIGHTIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</b></p> <p>Home is unsecured and causing blight in the neighborhood. Home shall be maintained regardless of occupancy.</p> <p><b>304.6 EXTERIOR WALLS 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.</b></p> <p>Exterior wall is partially burned due to house fire.</p> <p><b>8-14.4(a)(1) - Permits required</b> <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Other</p> <p>Permits will be required to Demolish or repair this structure.</p> <p><b>305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALLBE 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.</b></p> <p><b>304.15 DOORS 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. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.</b></p> <p><b>304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.</b></p> <p><b>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 DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION ( 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.</b></p>			