



Building Department – Code Enforcement Division

100 Hughes Rd

Madison, AL 35758

Ulises Acuna 256-772-5671

Onur Gunes 256-772-4379

Owner: THEUSCH, DENNIS & LINDA
206 OAKFAIR DRIVE
ROGERSVILLE / AL 35652

Letter Date: 7/1/24

CASE #: 24-328

PPIN/PARCEL NO#: 41232

Property In Violation: 180 Dusty Trail

Dear Owner or Any Other Person Interested in the Above-Described Property:

Be advised that as the Enforcing Official under the City of Madison's Local Weed Abatement Act, Act No. 2016-205 (as adopted by the Madison City Council in Ordinance No. 2016-135) (the "Act"), I have determined that there are **overgrown grass and weeds** on the above-referenced property (the "Property") which constitute a public nuisance and a violation of Section 2 of the Act. In accordance with Section 3 of the Act, I am sending you this notice to order the immediate abatement of overgrown grass and weeds on the Property. *(Should you wish to review the Act, a copy of it is available for your review in the City Clerk's Office.)*

You must abate the public nuisance within **14** days of this notice. ***If you do not do so, then the City may enter upon the Property, abate the nuisance, and assess all associated costs as a lien against the Property and add those costs to the next regular tax bill for the Property.***

If you wish to appeal against this determination, then you may request a hearing before the City's Administrative Official by delivering a written notice to me at the above address within 5 days after the date of this notice.

A hearing is currently scheduled for: July 24, 2024 at 1:00 p.m. in the Lower-Level Conference Room at City Hall, which is located at 100 Hughes Rd in Madison, Alabama. Even if you do not request a hearing, if you appear at such time, one will be held for you. You will have the right to present evidence and testimony at the hearing. Please be advised that the hearing will be open to the public and a record of the hearing will be kept as part of the City's public records.

Please be advised that the City also reserves any other rights that it may have at law or in equity, including a civil lawsuit to abate the public nuisance. Of course, our sincere preference is that you act immediately to remedy the nuisance. If you have any questions, please give me a call or email codeforce@madisonal.gov.

Sincerely,


_____, Code Enforcement Officer

Cc: Dustin Riddle, Enforcing Official