

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

**ADDRESS: 319 (357) SOUTH GLOSTER
(SMALL HOUSE BEHIND STRIP MALL)**

BASIC INFORMATION

- ▶ PARCEL: 089N-31-026-01
- ▶ CASE: 45804
- ▶ WARD: 3
- ▶ TAX VALUE: \$715,400
- ▶ VACANT: YES
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side \$281,620
Left side \$456,710
Rear \$280,550
Across street \$2,712,980

TAXES/LIENS

Taxes – Current

No city liens

VISUAL INDICATORS OF BLIGHT

- ▶ STRUCTURAL DAMAGE OR FAILURE - Yes
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – Yes
- ▶ BROKEN WINDOWS\DAMAGED DOORS – Yes
- ▶ YARD OR GROUNDS POORLY MAINTAINED – Yes
- ▶ ACCUMULATION OF JUNK - Yes

CODE ENFORCEMENT HISTORY

- ▶ PRIOR VIOLATIONS No
- ▶ CURRENT STATUS – This small house located behind a strip mall in the Crosstown area appears to have been in this condition a long time. It is an attractive nuisance for the homeless

CITY OF TUPELO
INSPECTION REPORT

DATE: 08/27/24

PARCEL #: 089N-31-026-01

OWNER: Bilal Kadoos

ADDRESS: 319 (357) S. Gloster St

OCCUPIED: VACANT:

TYPE OF BUILDING: RESIDENTIAL:
COMMERCIAL:
UNKOWN:

OVERALL CONDITION OF BUILDING: _____

BUILDING STRUCTURE

- DEFECTIVE SILLS, PIERS, PORCHES, STEPS
- SAGGING OR UNSOUND: WALLS, FLOORS, ROOF OR CEILING
- RAILING AROUND PORCHES AND STEPS IF OVER 30" HIGH
- PROTECTIVE TREATMENT INADEQUATE
- DEFECTIVE INT. WALL SHEETING

- DEFECTIVE WINDOWS OR DOORS
- DEFECTIVE CEILINGS, & RAFTERS
- DEFECTIVE SHEETING
- DILAPIDATED ACCESSORY BUILDING
- NO RESTROOM PRIVACY

PLUMBING / GAS

- WATER HEATER VENTED PROPERLY
- <10,000 BTU / BEDROOM / <6,000 BTU / BATHROOM
- WATER HEATER IN BATH OR BEDROOM CLOSETS
- CUT OFF VALVES ON ALL GAS APPLIANCES
- OXYGEN DEPLETION VALVES ON BATH AND BEDROOM HEATERS

- BROKEN SEWER OR DRAIN LINES
- MISSING OR DEFECTIVE FIXTURES
- WATER LEAKS IN PIPES / FIXTURES
- COLD WATER CUT OFF ON W/H
- W/H POP-OFF PIPED TO OUTSIDE

ELECTRICAL

- DEFECTIVE EXTERIOR PANEL BOX AND MAST HEAD
- UNSAFE SWITCH BOXES / OUTLETS
- SMOKE DETECTORS IN EACH HALLWAY

- UNSAFE OR EXPOSED WIRING
- EXPOSED WIRING
- PANEL BOX LABELED
- PROPER GROUNDING

SANITATION AND HEALTH CONDITION (INTERIOR / EXTERIOR)

- UNSANITARY INTERIOR
- EXCESSIVE LITTER AND DEBRIS ON PREMISES
- INADEQUATE FOOD PREPARATION AREAS, SHELVING, CABINET & DRAWERS
- JUNK / DEBRIS AROUND PERIMETER OF HOUSE

- INFESTATION OF INSECTS OR RODENTS
- OVER GROWN LOT
- ABANDONED MOTOR VEHICLE

COMMENTS:

Roof & walls are collapsing & windows broken out

UTILITY SERVICE:

ELECTRIC
WATER
GAS

CONNECTED

-
-
-

DISCONNECTED

-
-
-

INSPECTION'S MOTION

- REPAIR
- ALTERATION
- VACATE TENANTS

DEMOLITION

Linda Ford
BUILDING INSPECTOR (SIGNATURE)



HEARING NOTICE

09/26/24

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 45804

Vs.

BALIL KADOOS

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Lynda Ford at 662-587-7236.

PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

- 1. Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **319 (357) South Gloster Street, Parcel #089N3102601, Tupelo MS**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
- 2. Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **10/15/2024 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p. m.** You have the right to attend and respond to the charges.
- 3. Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, removing dilapidated fences, removing outside toilets, demolishing dilapidated buildings, removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any future hearing.

WITNESS MY SIGNATURE, THIS THE 1st DAY OF OCTOBER, 2024.



**Tanner Newman, Director
Department of Development Services
City Of Tupelo, Mississippi**

04/02/2024

KADOOS BILAL
P O BOX 1022
TUPELO, MS 38802

Re: CASE # 45804
357 S GLOSTER ST,
PARCEL NUMBER: 089N3102601



Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

VIOLATION	DETAILS/REMEDY
CONDEMNATION OF UNSAFE PROPERTY	BUILDING BEHIND THE SHOPPING CENTER MUST BE REPAIRED AND BROUGHT TO CURRENT IBC STANDARDS OR DEMOLISHED

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE: 05/02/2024	REINSPECTION DATE: 05/02/2024
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Thank you in advance for your compliance. If you have questions, please call 662.687.2815

Sincerely,

TROY PECK
Code Enforcement

BUILDING MAINTENANCE

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

IPMC SEC 110 - DEMOLITION (110.1-110.4

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCLUDED)

13.5.11 Penalties for Violations: No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.
- (2) Each day that a violation continues shall constitute a separate and distinct violation or offense.





