



HEARING NOTICE

11/17/23

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 24029

Vs.

**ESTATE OF JAMES H. HARRIS AND
MARY NEIL HARRIS AND ANY PERSON OR
ENTITY HAVING CLAIM AT PROPERTY LOCATED
AT 205 BOWEN STREET (STEPHEN D. LEE)**

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 Tanner Newman at 662-841-6510.

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 **205 BOWEN STREET (STEPHEN D. LEE) PARCEL #077Q-36-025-00, TUPELO MS**, including building(s) thereon, is in such a state of uncleanliness 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 **12/05/2023, 445 North Church 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 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.
- 5.

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 17TH DAY OF NOVEMBER, 2023.



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

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 205 BOWEN STREET (STEPHEN D. LEE)

BASIC INFORMATION

- ▶ PARCEL: 077Q-36-025-00
- ▶ CASE: 34029
- ▶ WARD: 4
- ▶ TAX VALUE: \$31,340
- ▶ VACANT: Yes
- ▶ REPAIRABLE: NO

NEARBY PROPERTIES/ TAXES

Right side \$26,090

Left side \$37,240

Rear \$39,560

Across street Empty Lot

TAXES/LIENS

Taxes – Delinquent City liens: Yes

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 3
- ▶ CURRENT STATUS – Owner is deceased
- ▶ The property has been in this shape since the death of the owners. It was adjudicated in 2022, but sisters wanted their nephew to repair and sell the property. No permit was obtained and no work was done to bring it up to code.

01/11/2018

HARRIS JAMES H & MARY N
205 BOWEN
TUPELO, MS 38801

Re: CASE # 24029
205 STEPHEN D LEE ST,
PARCEL NUMBER: 077Q3602500



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
DEMOLISH DILAPIDATED BUILDING	DILAPIDATED HOUSE INCLUDING MISSING SIDING, ROTTEN FASCIA BOARDS, ALGAE GROWING ON HOUSE BEAMS ARE ROTTEN AND HOUSE APPEARS UNSAFE TO ENTER.

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
04/01/2022	04/02/2022

Thank you in advance for your compliance. If you have questions, please call 662.841-6510.

Sincerely,

LYNDA FORD
Code Enforcement



