

BOOK 619 PAGE 76

August 10, 1979

Irene E. & Estle Jones
6547 Pacific Street
Omaha, NE 68106

RE: 6046 Binney Lt. 13 blk. 7 Benson

Dear Mr. & Mrs. Jones:

This office has the responsibility of enforcing the City of Omaha's Minimum Dwelling Standards Ordinance, Title 53. ~~The purpose of this Ordinance is conservation and rehabilitation of existing housing in the City.~~

In this connection Arthur L. Hines, City Code Inspector, made an inspection of your property on July 23, 1979. Deficiencies found are such that this structure will be Placarded as in violation of the provisions of the Minimum Dwelling Standards Ordinance, Title 53, and the dwelling unit will be designated as unfit for human habitation. You are hereby notified that:

1. The dwelling unit shall be vacated within 30 days of receipt of this letter and remain vacant unless;
2. Repairs are made to eliminate those defects which caused the Placarding and the Placard is officially removed before vacating date as cited by this office and;
3. In the event (2) occurs, all deficiencies in the dwelling unit as attached and included in Section I must be corrected within 30 days of receipt of this notice.

A reinspection will be made by this office in approximately 30 days or earlier at your request to determine the progress being made toward compliance with this order.

Please note the attachment explaining your right of a hearing under this Ordinance.

Your cooperation will help prevent further deterioration of the property values in the community and will help to make Omaha a more healthful place in which to live.

Should you desire clarification of this notice or of any of the deficiencies as listed, please call 444-5371, and arrangements will be made to assist you in any way possible.

Sincerely yours,

Mark M. Monaghan, Manager
Code Enforcement Division
Housing and Community
Development Department
1819 Farnam Street, Room 402

ALH 8/14/79

CITY OF OMAHA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING AND CODE ENFORCEMENT DIVISIONIrene E. and Estle Jones
6547 Pacific Street
Omaha, NE 68106

August 10, 1979

RE: 6046 Binney Street

SECTION I: The following deficiencies exist and must be corrected in order for your property to meet the Minimum Dwelling Standards Ordinance (MDSO). Listed below are the violations with specific chapters and sections which are being violated.

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|------|---------------------|--|
| *1. | 53.20.010-53.20.020 | Kitchen sink faucets leak. Kitchen sink has taped trap. |
| *2. | 53.20.030 | Water closet tank top is broken. Water closet is leaking at tank. |
| *3. | 53.20.040 | Bathtub has a subinlet. |
| *4. | 53.20.060 | Rubbish in garage and rear yard. |
| *5. | 53.20.080 | Water heater is leaking and non code relief valve and drain pipe missing. |
| *6. | 53.24.010-53.24.030 | Window area has broken sash cords. |
| *7. | 53.24.050 | Fixtures are non code in northwest and center bedroom. |
| *8. | 53.24.080 | Broken storms. Screens are torn and missing. |
| *9. | 53.28.010-53.28.020 | Interior foundation has mortar decay and cracked. |
| *10. | 53.28.020 | End caps are missing on east side. |
| *11. | 53.28.020 | Bathroom subfloor has water rot. |
| *12. | 53.28.020 | Living room has paper peeling. |
| *13. | 53.28.020 | Paper peeling on ceilings in bedroom and dining room. Kitchen ceiling has broken plaster. |
| *14. | 53.28.030 | Front prime door is off hinges. Front screen door insert is missing. |
| *15. | 53.28.030 | Steps to basement entrance have mortar decay and not rodent proof. Handrail missing. Sidewalls have broken concrete. |
| *16. | 53.28.040 | Rear terrace steps need repair. |
| *17. | 53.28.040 | Front terrace handrail is missing. |
| *18. | 53.28.040 | Basement stairway handrail is missing. |
| *19. | 53.28.050 | Wastelines are taped in basement. Open cleanout cover missing. |
| *20. | 53.36.010-53.36.020 | High weeds in yard. |

LE/5:1

Note: All items denoted by an asterisk must be corrected before Placard can be removed.

ALT
8/14/79

August 10, 1979

Melvin Boyer
6046 Binney Street
Omaha, NE

RE: 6046 Binney Street

Dear Mr. Boyer:

The dwelling unit in which you now reside does not meet the requirements of the City of Omaha's Minimum Dwelling Standards Ordinance, Title 53. Therefore, this unit is designated as unfit for human habitation.

Be further advised that this dwelling unit must be vacated within 30 days of receipt of this notice, unless the defects which caused the Placarding Action are eliminated earlier and the Placard is officially removed by the Administrator.

Sincerely yours,

Enclosure 3 *eb-2* *at credit 8*

Mark M. Monaghan, Manager
Code Enforcement Division
Housing and Community
Development Department
1819 Farnam Street, Room 402

LE/3:5

cc: Irene E. & Estle Jones

28 March

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1979 AUG 15 PM 1:55
C. HAROLD OSILER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.
Book 619
Page 76
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