



CONDEMNATION



City of Omaha
Hal Daub, Mayor

January 17, 1996

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183-0110
(402) 444-5200
(402) 444-5150

Falstaff Brewing Corp.
1025 Grant St., P.O. Box 926
Fort Wayne, IN 46801

Telefax (402) 444-6140

Jeffrey P. Johnson, AICP
Director

Re: 3302 South 25th Street - commercial buildings

00723 H
26 35380
FEE 1960 R44A-91 FB
DEL C/O COMP
LEGAL PG 174 SCAN QW FV

This office has the responsibility of enforcing Chapter 43 of the Omaha Municipal Code, Unsafe and Dangerous Buildings. The purpose of this chapter is the rehabilitation or removal of buildings or structures found to be unsafe or unfit for occupancy.

On January 16, 1996, Gary Bengtson, Housing Inspector conducted an inspection of the above referenced property. The inspection disclosed that the property is unfit for human habitation. Attached is a list of violations which must be corrected within 30 days receipt of this notice.

A follow-up inspection will be made on February 19, 1996 to determine that the violations listed have been corrected and that the structure meets the requirements of Chapter 43. If the violations have not been corrected, a hearing will be conducted to consider condemnation of the structure(s).

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

Should you desire clarification of this notice or any of the deficiencies as listed, please call 444-5376 between the hours of 8:00 a.m. and 9:30 a.m. and arrangements will be made to assist you.

Sincerely,

Gary Bengtson
Housing Inspector
Planning Department
Housing and Community Development
Division

Sincerely,

Ken Taylor
Chief Housing Inspector
Planning Department
Housing and Community Development
Division

c. Falstaff Brewing Corp.
Omaha Fire Chief
County Assessor's Office

L SHERMAN -2ND REPLAT-
E LOT 9 BLOCK 2
G ALL LTS 1 TO & INC 6 &
A -EX IRR S 151.76 FT- LT 7 &
L ALL LTS 8 & 9

CITY OF OMAHA
PLANNING DEPT.
1819 Farnam St., Rm. 1111
Omaha, NE 68183

RECEIVED
JAN 23 1 20 PM '96
GEORGE J. ...
REGISTERED ...
DOUGLAS COUNTY, NE

**CITY OF OMAHA
PLANNING DEPARTMENT
HOUSING AND COMMUNITY
DEVELOPMENT DIVISION**

January 17, 1996

Falstaff Brewing Corp.
1025 Grant St., P.O. Box 926
Fort Wayne, IN 46801

Re:3302 South 25th Street - commercial buildings

SECTION I: The following deficiencies exist and must be corrected in order for your property to meet Chapter 43 of the Municipal Code, Unsafe and Dangerous Buildings.

CHAPTER 43: CORRECTIVE ACTION

Chapter 18 - Nuisances

Section 18-3 Illustrative enumeration

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitutes a nuisance; provided however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

- (a) Any condition which provides harborage for rats, mice, snakes and other vermin.
- (b) Any building of other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of the people residing in the vicinity thereof, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.

Division 4 - Dangerous Buildings

Section 43-62 Designation

Any and all buildings or structures which have any or all of the following defects are hereby declared to be dangerous building:

- (d) All buildings and structures which have been damaged by fire, wind or other cases so as to have become dangerous to life, safety, or the general health and welfare to the occupants or the people of the city.
- (e) All buildings and structures which have become or are so dilapidated, decayed, unsafe, unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, morals, safety or general welfare of those living therein.

Section 43-63 Standards for repair, vacation or demolition.

The following standards shall be followed in substance by the building official on ordering repair, vacation or demolition.

(a) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this division, it shall be ordered repaired.

(b) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants it shall be ordered to be vacated.

(c) In any case where a dangerous building is fifty (50) percent damaged or decayed, or demolished from its original value or structure, it shall be demolished and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this chapter it shall be demolished. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this chapter, or any other provisions of this code or ordinance of the city, or statute of the state, it shall be demolished.

c. Falstaff Brewing Corp.
Omaha Fire Chief
County Assessor's Office