

FOUR INSTRUMENT FILES

Deeds Miss. City of Omaha

Robert J. Dellutri

Code Enforcement

CITY OF OMAHA

AL VEYS
Mayor

February 25, 1981

OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET, OMAHA, NEBRASKA 68183 402/444 7000

Robert J. Dellutri
720 Hickory Street
Omaha, NE 68108

BOOK 647 PAGE 405

RE: 1336 South 30th Avenue, Basement Apartment

Dear Mr. Dellutri:

This office has the responsibility of enforcing the City of Omaha's Minimum Dwelling Standards Ordinance, Chapter 48. The purpose of this Ordinance is conservation and rehabilitation of existing housing in the City.

In this connection Eric Baldwin, City Code Inspector, made an inspection of your property on February 4, 1981. Deficiencies found are such that this structure will be Placarded as in violation of the provisions of the Minimum Dwelling Standards Ordinance, Chapter 48, 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 444-5490, and arrangements will be made to assist you in any way possible.

Sincerely yours,

Roger F. Morrissey

Roger F. Morrissey, Manager
Housing Division
Housing and Community
Development Department
1819 Farnam Street, Room 404

LE/2:7

POOR MAINTENANCE FILED

Decds Misc. Code of Omaha

Robert J. Dellutri

Code Enforcement

BOOK 647 PAGE 406

**CITY OF OMAHA HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
CODE ENFORCEMENT DIVISION**

Robert J. Dellutri
720 Hickory Street
Omaha, NE 68108

February 25, 1981

RE: 1336 South 30th Avenue
Basement Apartment

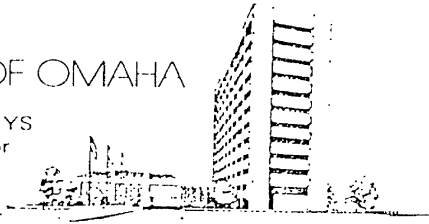
SECTION I: The following deficiencies exist and must be corrected in order for your property to meet the Minimum Dwelling Standards Ordinance (MDSO). Listed below are the violations with specific chapters and sections which are being violated.

- 1. 48-91-93 Lavatory is missing.
- 2. 48-91-94 Shower is rusted out. Needs replacing.
- 3. 48-91-98 Water heater drainpipe too short.
- 4. 48-111-114 Bathroom ventilating device is missing.
- 5. 48-111-115 Improper lighting in the apartment.
- 6. 48-131-132 Interior foundation not weather tight and has mortar decay in the closet of the apartment.
- 7. 48-131-132 Floors deteriorated in the kitchen.
- 8. 48-131-132 Ceiling has a hole in the bedroom.
- 9. 48-131-133 Fire door missing to basement.
- 10. 48-131-135 Water meter not grounded.
- 11. 48-131-136 Bathroom floor is deteriorated.
- 12. 48-172 Trash and garbage throughout the apartment is a fire hazard and is the occupant of the apartment responsibility. Must be taken care of within five days of this letter.

LE/5:7mm

CITY OF OMAHA

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OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET OMAHA, NEBRASKA 68183 402/444 7000

BOOK 647 PAGE 407

February 25, 1981

Earle Gewecke
1336 South 30th Avenue
Basement Apartment
Omaha, NE 68131

RE: 1336 South 30th Avenue, Basement Apartment

Dear Mrs. Gewecke:

The dwelling unit in which you now reside does not meet the requirements of the City of Omaha's Minimum Dwelling Standards Ordinance, Chapter 48. 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,

Roger F. Morrissey
Roger F. Morrissey, Manager
Housing Division
Housing and Community
Development Department
1819 Farnam Street, Room 404

LE/3:7

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S. HAROLD...
REGISTER BY...
DOUGLAS COUNTY, NEBR

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