

NOTICE OF VIOLATIONS

First published in The Topeka Metro News, Monday, December 11, 2017.

City of Topeka's

Publishing Report - Sanitation/Vehicles/Graffiti

12/11/17 to 12/11/17

City of Topeka
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13, Topeka, KS 66607-1118
785-368-3161

ID #: 17-10432
Full Address: 901 NE Winfield Ave. Topeka, KS 66616
Parcel ID: 1082801020010000
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Discarded interior household furniture, mattress, boxspring, broken down pool, clothes along with any other miscellaneous rubbish and garbage on property

ID #: 17-10420
Full Address: 524 NE Kellam Ave. Topeka, KS 66616
Parcel ID: 1082804017006000
Correction List: - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. White passenger car appears to be missing engine parts, all vehicles must be legally tagged registered and road operable

ID #: 17-10417
Full Address: 524 NE Kellam Ave. Topeka, KS 66616
Parcel ID: 1082804017006000
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Discarded scrap lumber, car parts, pallets, buckets, along with any other misc rubbish and garbage on property

ID #: 17-10407
Full Address: 1122 NE Quincy St. Topeka, KS 66608
Parcel ID: 1092902013004000
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Accumulated rubbish, trash and debris scattered throughout property must be removed from property. This includes, but is not limited to, tires and auto parts, trash bags, clothing, open storage containers and buckets, brush and wood, construction materials and debris, lumber, furniture and interior furnishings, bike parts TV and other miscellaneous rubbish. - 302.5 Rodent Harborage: Upholstered or stuffed furniture kept or stored on exterior property areas & exposed to the elements provides nesting material for mice and/or rats, which are known to carry disease organisms Stuffed chair and other stuffed items must be removed or properly stored. - 8.60.160 Section 308.2 (TMC 8.25.010) Rubbish that is not being disposed of in a tight receptacle. (placed at the curb in a trash bag and not in a receptacle) Rubbish and other items piled along rear fence must be removed and properly disposed of. - 8.60.160 Section 308.3 (TMC 8.25.010) Garbage that is not being disposed of in a tight receptacle. Trash bags must be removed and properly disposed of. - 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Accumulated rubbish, trash and debris scattered throughout property must be removed from property. This includes, but is not limited to, tires and auto parts, trash bags, clothing, open storage containers and buckets, brush and wood, construction materials and debris, lumber, furniture and interior furnishings, bike parts TV and other miscellaneous rubbish. This also includes items under the canopy on the patio area behind the garage.

ID #: 17-10390
Full Address: 1729 NW Polk St. Topeka, KS 66608
Parcel ID: 1041901016006000
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Accumulated rubbish and trash scattered around property must be properly disposed of and removed from property. This includes, but is not limited to, trash bags, brush, lumber, construction materials and debris, cans, car parts and other miscellaneous rubbish and trash. - 8.60.160 Section 308.3 (TMC 8.25.010) Garbage that is not being disposed of in a tight receptacle. - 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code.

ID #: 17-10389
Full Address: 1729 NW Polk St. Topeka, KS 66608
Parcel ID: 1041901016006000
Correction List: - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Yellow Ford pickup must display current valid registration or be removed from property.

ID #: 17-10367
Full Address: 1300 NE Winfield Ave. Topeka, KS 66616
Parcel ID: 1052104009012000
Correction List: - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. White 4 door dodge passenger car with no tag displayed, all vehicles must be legally tagged registered and road operable - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. White 4 door passenger car with no tag displayed, all vehicles must be legally tagged registered and road operable - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or

unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. White 4 door SUV with no tag displayed, all vehicles must be legally tagged registered and road operable

ID #: 17-10292
Full Address: 1018 NE Michigan Ave. Topeka, KS 66616
Parcel ID: 1082801012008000
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Discarded brush pile, scrap metal, shredded tarp along with any other misc rubbish and garbage

ID #: 17-10286
Full Address: 1024 NE Michigan Ave. Topeka, KS 66616
Parcel ID: 1082801012007000
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Discarded boxes, brush piles, car seat, totes, clothes or blankets, along with any other rubbish and garbage on property

ID #: 17-10437
Full Address: 1352 SW Fillmore St. Topeka, KS 66604
Parcel ID: 1410101014015000
Correction List: - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Red Ford Focus has an expired tag. Remove vehicle from property or properly tag it.

ID #: 17-10421
Full Address: 612 SE Lake St. Topeka, KS 66607
Parcel ID: 1093204030007000
Correction List: - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Silver Dodge Durango with broken windows and expired license. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Red and black truck inoperable. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. White limousine damaged and without proper tags. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Dark minivan with expired tags. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Tan motor home without proper tags. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

ID #: 17-10419
Full Address: 612 SE Lake St. Topeka, KS 66607
Parcel ID: 1093204030007000
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Rubbish around property please remove items including but not limited to tires, carriages, cement, metal containers, furniture, siding, wood, etc. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. - 302.5 Rodent Harborage: Upholstered or stuffed furniture kept or stored on exterior property areas & exposed to the elements provides nesting material for mice and/or rats, which are known to carry disease organisms Furniture outside. Please remove from exterior of property.

ID #: 17-10413
Full Address: 3600 SE Adams St. Topeka, KS 66605
Parcel ID: 1341703022003000
Correction List: - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Large camper-type vehicle not tagged. Vehicle must be lawfully tagged or removed from property.

ID #: 17-10394
Full Address: SE 28Th St. Topeka, KS 66605
Parcel ID: 1320903001029020
Correction List: - 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Boards, tree limbs and cement pieces on property.

ID #: 17-10745
Full Address: 1417 SW Tyler St. Topeka, KS 66612

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Parcel ID: 1330602019026000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: Remove all miscellaneous garbage and rubbish from exterior of property. All items include but not limited to couch, bed frame, plywood, boards, tarp and any other items not meant for outdoor use.

ID #: 17-10622
Full Address: 1616 SE 3Rd St. Topeka, KS 66607
Parcel ID: 1093204001005000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: Rubbish around property please remove items including but not limited to All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

ID #: 17-10517
Full Address: 139 NW Louise St. Topeka, KS 66606
Parcel ID: 1093003005021000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: Down tree, wood, brush, tires and other miscellaneous rubbish must be removed from property and properly disposed of or stored.

ID #: 17-10450
Full Address: 1944 NE Quincy St. Topeka, KS 66608
Parcel ID: 1042001006002000
- 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
Brown Buick century parked in driveway must display current valid registration or be removed from property.

Correction List:

ID #: 17-10446
Full Address: 1409 NW Central Ave. Topeka, KS 66608
Parcel ID: 1042003019014000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: All accumulated trash and rubbish must be removed from property. This includes, but is not limited to tires, auto parts, clothing and miscellaneous rubbish.
- 301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code.

ID #: 17-10333
Full Address: 602 NE Oakland Ave. Topeka, KS 66616
Parcel ID: 1082804020005000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: Interior household furniture, bags of trash, scrap lumber, totes, tires, bed frames, miscellaneous baby items, trailer full of bags, clothes, and unknown bags of items, along with any other miscellaneous rubbish and garbage on the property

ID #: 17-10424
Full Address: 3334 SE Girard St. Topeka, KS 66605
Parcel ID: 1341804010010000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All accumulated rubbish, debris and trash must be removed from property. This includes items in front, back, and side yard, from curbside to easement. Items include, but are not limited to car parts, tires, lumber, cardboard boxes, paper, coolers, unsecured storage bins, tools, and piles of roofing shingles.

ID #: 17-10423
Full Address: 3332 SE Girard St. Topeka, KS 66605
Parcel ID: 1341804010009000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: Trash and rubbish on property must be removed. Trash must be properly disposed of in trash bins provided by owner. All rubbish must be removed from property. This includes boxes, car parts, tires, and oil containers.

ID #: 17-10619
Full Address: 1552 SW 23Rd St. Topeka, KS 66611
Parcel ID: 1411202010004000
- 108.2 Closing of vacant structure
Backdoor forced open. Must be secured.

ID #: 17-10334
Full Address: 419 SE Rice Rd. Topeka, KS 66607
Parcel ID: 1083403001028000
- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Correction List: Large tree has fallen and died, limbs are scattered and creating a rodent harborage issue, along with brush pile on the driveway

The above condition(s) are found to be in violation of the 2012 International Property Maintenance Code as adopted by the City of Topeka

VEHICLE(S): It is therefore ordered that the owner, agent, all other persons claiming an interest in said vehicle, to store in a completely enclosed building or remove the vehicles from the property.

NUISANCE: It is therefore ordered that the owner abate the referenced violations.

You are required to correct this violation within 10 calendar days of publication of this notice. At that time, the property will be re-inspected and if the violation(s) are found to be correct, no further action will be taken.

A property owner may appeal this notice of violation by requesting a hearing before an administrative hearing officer. The request must be made in writing to the Property Maintenance Code Official within ten (10) days of publication of this notice. Appeals are limited to 1) whether the provisions of the Code apply, 2) whether the Code Official correctly interpreted the Code or, 3) whether the requirements of the Code may be adequately satisfied by other means. Appeals seeking to set aside or waive a Code requirement are not permitted.

Failure to correct the violation(s) may result in administrative penalties, abatement by the City with costs assessed against the owner of the property and is a misdemeanor offense which can be prosecuted in Topeka Municipal Court with criminal penalties of a fine of up to \$499 and a jail sentence of up to 179 days for each day the violation(s) exists.

NOTICE OF VIOLATIONS

First published in The Topeka Metro News, Monday, December 11, 2017.

**City of Topeka's
Publishing - Housing/Condemnations
12/11/17 to 12/11/17**

City of Topeka
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13, Topeka, KS 66607-1118
785-368-3161
NOTICE OF VIOLATION

FORMAL PUBLIC NOTICE IS HEREBY MADE TO ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SAID PROPERTIES.

The structure or accessory structure at the following properties were inspected and found to be in violation of the 2012 Property Maintenance Code as adopted by the City of Topeka.

This notice may be appealed by filing a written request for a hearing to the Property Maintenance Code Unit, 620 SE Madison, Unit 13, Topeka, KS 66607-1118, within ten (10) days of publication of this notice.

Here are several options that may be considered:

1. Rather than correcting the problem, the property owner may choose to demolish the structure. If this option is chosen, Property Maintenance Code must be notified before the deadline and a copy of the demolition contract forwarded to us at the above address.
2. Any person having a recorded or legal interest in a property listed has the right to request an administrative hearing within the prescribed time frame listed above.
3. If the violation(s) are not corrected, it may result in an order to vacate the structure until the repairs are completed.
4. Additionally, the chief of police or designee may request an administrative hearing to seek enforcement or abatement of violations contained in the notice of violation and costs of penalty fees and abatement assessed to the property owner.

Failure to comply with this Notice may result in charges being filed in Municipal Court, and the following potential penalties may apply:

- Fines of up to \$499.99 per offense
- Imprisonment in the City Jail for up to 179 days per offense
- Two (2) years supervised probation

Each day any violation of this code continues shall constitute a separate offense. Ref TCC Title 1.10.010-.110

For questions concerning the violation(s) of the enforcement procedure, please contact the Property Maintenance Code Unit at (785) 368-3161.

ID #: 17-09043
Full Address: 2324 SE Virginia Ave. Topeka, KS 66605
Parcel ID: 1330802016007000
Correct Days: 60
- Photos

Correction List:
- 304.6 Exterior walls - weatherproof
Exterior walls damaged do to fire. Repair/replace. Garage!
- 304.7 Roofs and drainage
Repair/replace fire damaged roof. Replace guttering on the same. Garage!

ID #: 17-10426
Full Address: 3325 SE Fremont St. Topeka, KS 66605
Parcel ID: 1341804006018000
Correct Days: 60
- 8.60.150 Section 304 Insect screens
All windows required to open per IPMC, must be fitted with tightly fitted insect screens.
- 304.6 Exterior walls - weatherproof
Any broken, damaged, rotted, or missing siding, trim, fascis, etc. must be repaired or replaced and repainted. Holes, cracks, decayed wood or any other condition that permits rain or dampness to enter a structure must be repaired.
- 304.13 Window, skylight and door frames - good repair & weathertight
All windows, skylights and doors must be installed in their frames so that they are weather tight to prevent wind, rain, and other elements from penetrating the structure. A workmanlike installation will provide appropriate protection while maintaining operational compatibility.
- 304.13.1 Glazing - glass
All glazing must be free from holes and cracks. House is missing glazing from a window located on the north side.
- Photos

ID #: 17-10416
Full Address: 612 SE Lake St. Topeka, KS 66607
Parcel ID: 1093204030007000
Correct Days: 60
- Photos

Correction List:
- 304.3 Premises identification - Addresses
Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).
- 304.6 Exterior walls - weatherproof
Exterior siding is damaged or missing. Please replace/repair siding. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 304.9 Overhang extensions
All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

ID #: 17-10403
Full Address: 1720 SW Fillmore St. Topeka, KS 66604
Parcel ID: 1410104001011000
Correct Days: 60
- Photos

Correction List:
- 304.2 Protective treatment - Paint/Stain etc.
Scrape and paint entire house where peeling and flaking is present. Include all exposedwood and plywood in painting.
- 304.6 Exterior walls - weatherproof
Repair or replace any damaged or missing siding on entire house. Replace missing siding, rotted siding, rotted soffits, and repair hole in house,

ID #: 17-10401
Full Address: 1352 SW Fillmore St. Topeka, KS 66604
Parcel ID: 1410101014015000
Correct Days: 60
- Photos

Correction List:
- 304.2 Protective treatment - Paint/Stain etc.
Scrape and paint entire house where peeling and flaking is present. All trim, railing, beams, fascia and window trim with peeling paint needs corrected as well.
- 304.6 Exterior walls - weatherproof
Repair or replace any damaged or missing siding on entire house. Missing siding needs

replaced. Hole on east side of house needs repaired to assure structure is weathertight.
- 304.10 Stairways, decks, porches and balconies
Porch has boards and bricks beginning to break apart and appears unstable. Make proper repairs to porch to assure it is free from defects.
- 304.13 Window, skylight and door frames - good repair & weathertight
Properly cover all windows from the exterior of the house to assure it is weathertight. Window on south side of home is covered from the inside.

ID #: 17-10398
Full Address: 908 SW 7Th St. Topeka, KS 66606
Parcel ID: 1093102025016000
Correct Days: 60
- Photos

Correction List:
- 304.2 Protective treatment - Paint/Stain etc.
Scrape and paint entire church where peeling and flaking is present. Include exposed plywood and wood stairs.
- 304.2 Protective treatment - Paint/Stain etc.
Scrape and paint entire house where peeling and flaking is present. Also paint envy exposed woodboards on porch and plywood covering windows.
- 304.5 Foundation walls
Foundation walls have cracks and holes and need repaired to assure foundation is stable.
- 304.6 Exterior walls - weatherproof
Repair or replace any damaged or missing siding on entire house. Areas of rotted soffits and fascia need repaired.
- 304.6 Exterior walls - weatherproof
Repair or replace any damaged or missing siding on entire church. Church has multiple areas with holes in it. There is also areas with rotted or missing fascia and soffits. Make proper repairs to entire structure.
- 304.7 Roofs and drainage
Roof on church has shingles beginning to deteriorate. Repair shingles to assure issues is corrected.
- 304.10 Stairways, decks, porches and balconies
Porch on house has multiple rotted boards that need replaced. Once replace they will need properly painted as well.
- 304.13 Window, skylight and door frames - good repair & weathertight
Multiple windows and window frames on church are missing or damaged. Replace alldamaged windows or properly cover with painted plywood.
- 307.1 Handrails and Guardrails General - Requirements
All stairs with more than four risers shall have atleast one hand rail. Add hand rail to stairs on church.

ID #: 17-10746
Full Address: 1417 SW Tyler St. Topeka, KS 66612
Parcel ID: 1330602019026000
Correct Days: 60
- Photos

Correction List:
- 304.2 Protective treatment - Paint/Stain etc.
Scrape and paint entire house where peeling and flaking is present. Entire house including porch and all untreated wood needs painted.
- 304.2 Protective treatment - Paint/Stain etc.
Scrape and paint entire detached garage where peeling and flaking is present.
- 304.3 Premises identification - Addresses
Add identification numbers to building to be plainly visible from the street.
- 304.5 Foundation walls
Foundation has many holes, cracks and breaks and is beginning to crumble. Make proper repairs to foundation to assure there are no breaks.
- 304.6 Exterior walls - weatherproof
Repair or replace any damaged or missing siding on entire house. All missing, rotted, hanging siding needs repaired. Holes in house need attention as well.
- 304.6 Exterior walls - weatherproof
Repair or replace any damaged or missing siding on entire detached garage to assure there are no holes.
- 304.7 Roofs and drainage
Shingles are warped and peeling and need replaced to assure roof remains weathertight.
- 304.11 Chimneys and towers
Chimney appears to have loose bricks that need properly repaired.
- 304.13.1 Glazing - glass
Repair or properly cover any broken windows on detached garage.

ID #: 17-10451
Full Address: 1938 NE Madison St. Topeka, KS 66608
Parcel ID: 1042001008004000
Correct Days: 60
- Photos

Correction List:
- 304.2 Protective treatment - Paint/Stain etc.
All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. The entire house will need to be scraped and repainted including all trim and framework.
- 304.2 Protective treatment - Paint/Stain etc.
The detached garage building will need to be entirely scraped and repainted.
- 304.2 Protective treatment - Paint/Stain etc.
The larger shed building behind the house will need to be entirely scraped and repainted.
- 304.2 Protective treatment - Paint/Stain etc.
The smaller shed building behind the main house will need to be entirely scraped and repainted.
- 304.3 Premises identification - Addresses
Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 1/2 inch. The main house must display numbers meeting the above code that face NE Madison St.
- 304.6 Exterior walls - weatherproof
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. The detached garage building has a number of areas where there is deterioration leaving openings in the walls and trim on the building. These will need to be repaired in a workmanlike manner.
- 304.6 Exterior walls - weatherproof
The larger shed building has openings in the walls and areas of deterioration beginning to show. These will need to be repaired in a workmanlike manner.
- 304.6 Exterior walls - weatherproof
The smaller shed building has openings in the walls and areas of deterioration beginning to show. These will need to be repaired in a workmanlike manner.
- 304.7 Roofs and drainage
Roof drains, gutters and downspouts shall be maintained in good condition and free from obstructions. The gutter and downspouts system on the house has areas that will need to be repaired so that they divert all runoff water away from the building and foundation to avoid deterioration.
- 304.13 Window, skylight and door frames - good repair & weathertight
Every window, door and frame shall be kept in sound condition, good repair and weather tight. There are several window and door frames on the house that will need to be repaired in a workmanlike manner or may be replaced as an entire unit.
- 304.15 Doors - exterior
All exterior doors, door assemblies and hardware shall be maintained in good condition. The door on the rear of the detached garage is in poor condition with obvious deterioration along the bottom. This will need to be repaired in a workmanlike manner or may be replaced.

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- 304.15 Doors - exterior
The double doors on the larger shed in the rear are deteriorating and will need to be repaired in a workmanlike manner. As an alternative they may be replaced.

ID #: 17-10431
Full Address: 1534 NW Harrison St. Topeka, KS 66608
Parcel ID: 1042003009002000
Correct Days: 60

- 304.2 Protective treatment - Paint/Stain etc.
All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. There are some areas of trim and framework that are still in need of paint some of which may need to be scraped. Any raw wood will need to be painted to protect from decay.

Correction List:
- 304.6 Exterior walls - weatherproof
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. There is a break in the wall on the south side where different siding materials come together that will need to be sealed up. Additionally there is an area on the north side near the door where the siding will need to be replaced.
- 304.7 Roofs and drainage
The roof and flashing shall be sound, tight and not have defects that admit rain. There is a small section of the roof on the north side of the front that is in need of some repair to seal the roofing material down.

ID #: 17-10422
Full Address: 3332 SE Girard St. Topeka, KS 66605
Parcel ID: 1341804010009000
Correct Days: 45

Correction List:
- 304.6 Exterior walls - weatherproof
Siding is missing from above garage door.

ID #: 17-10627
Full Address: 1552 SW 23Rd St. Topeka, KS 66611
Parcel ID: 1411202010004000
Correct Days: 60

Correction List:
- 304.6 Exterior walls - weatherproof
Siding and soffit exhibits rot and decay.
- 304.2 Protective treatment - Paint/Stain etc.
House has three beaded up windows that require paint.
- Photos

ADMINISTRATIVE HEARING

First published in The Topeka Metro News, Monday, December 11, 2017.

**BEFORE THE ADMINISTRATIVE HEARING OFFICER
CITY OF TOPEKA**

DATE: 12/6/2017
CASE#: 17-10225

JOHNATHAN DALE FLETCHALL RE: 133 SW VAN BUREN ST
19385 EDGERTON RD ID#: 1093004019009000
EDGERTON, KS 66021
CERTIFIED MAIL #: 7190 1716 7500 0113 8227

BARBARA A HESTING TRUST
19385 EDGERTON RD
EDGERTON, KS 66021
CERTIFIED MAIL #: 7190 1716 7500 0113 8210

AND ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SUCH STRUCTURE

COMPLAINT & NOTICE OF HEARING

**PURSUANT TO THE 2012 INTERNATIONAL PROPERTY
MAINTENANCE CODE (IPMC) AS ADOPTED BY THE CITY OF
TOPEKA, KANSAS**

COMPLAINT

The Code Official and/or designee alleges and states:

That the structure and premises located on the following described real estate: The West 10 feet of the North Half of the East Half of Lot 31; also; the South Half of the East Half of Lot 31, also, the North 15 feet of the East Half of Lot 33; all on Van Buren Street

Commonly known as 133 SW Van Buren Street, in the City of Topeka, Shawnee County, Kansas, is unfit for human use or habitation.

Existing conditions at 133 SW Van Buren Street, Topeka, Kansas, which are dangerous or injurious to the health, safety or welfare of the residents of the city, and/or increase the hazards of fire, accidents or other calamities. These conditions are demonstrated by defects, dilapidation, and disrepair to wit: See attached violation(s).

And does not meet the minimum standards of the 2012 IPMC as adopted by the City of Topeka, Kansas.

**NOTICE OF HEARING BEFORE ADMINISTRATIVE HEARING
OFFICER, CITY OF TOPEKA PURSUANT TO THE 2012 IPMC AS
ADOPTED BY THE TOPEKA CITY OF TOPEKA, KANSAS**

A hearing will be held on the 3rd day of January, 2018, at 3:00 o'clock P.M. before the Administrative Hearing Officer pursuant to the 2012 IPMC as adopted by the City of Topeka, at the Cyrus K. Holliday Building, (Holliday Conference Room, 1st floor), 620 SE Madison. At such hearing the owner, their agent, and lienholders of record and any occupant of the above-described structure(s) and premises and accessory building(s) may appear and provide testimony or other relevant evidence regarding the structure(s) cited herein. The hearing is to determine if the structure(s) located on said property is/are to be repaired or demolished.

If your intention is to repair the structure(s), please bring the following information to the hearing:

- Proof of financial capabilities
- A time table to have the repairs completed
- Any other information that may be pertinent to the case

(i.e. contacts with Housing and Neighborhood Relations, City of Topeka Building Inspection, contractors, etc...)

If your intention is to sell the property, you must provide an affidavit to the Code Official per the 2012 Property Maintenance Code 107.6 Transfer of ownership. The affidavit must include a notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of this Complaint & Notice of Hearing and fully accepting responsibility without condition for making corrections or repairs as required.

Mike Haugen, Manager Code Services
Property Maintenance Code Unit

**For further information, please call Michael Wessel at (785) 368-3169.

Case # 17-10225

Improvements necessary and appropriate references to the 2012 IPMC as adopted

by the City of Topeka for 133 SW Van Buren Street are as follows:

1. 304.2 Protective treatment - Paint/Stain etc. - Replace and/or paint damaged siding.
2. 304.13.1 Glazing - glass - Replace and/or repair broken windows.
3. 304.13.2 Openable windows - ventilation - Replace and/or repair inoperative windows.
4. 304.15 Doors - exterior - Replace and/or repair damaged doors.
5. 304.7 Roofs and drainage - Replace and/or repair damaged roofing.
6. 305.3 Interior surfaces - peeling, chipping, flaking paint, loose plaster, decayed wood -

Replace and/or repair damaged wall, ceiling and floor coverings.
7. 502.1 Dwelling units - plumbing fixture requirements - Replace and/or repair damaged plumbing fixtures.
8. 603.1 Mechanical appliances - fireplaces, wood stoves, cooking & water heating - Replace and/or repair inoperative appliances.

NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, December 11, 2017.
 Sealed bids, as indicated below, will be received by the Director of Contracts & Procurement of the City of Topeka, Kansas, until the specified time and date below, and will thereafter be publicly opened at City Hall, 215 SE 7th Street, in the office of Contracts and Procurement, Basement, Room 60, Topeka. Bidders must respond electronically through the City's eProcurement System, on-line at www.topeka.org. For Businesses, Bid Opportunities – Click on Bidding Opportunities & Supplier Registration TOPEKA ePro button, and Login if you are already registered, or complete the registration process as a new user).

The City reserves the right to accept or reject any or all bids, determine the lowest responsible bidder in accordance with City Code Section 2-387, and to waive any informalities.

1. Bridge Replacement, Project T-121001.00, SW Cherokee St. over Ward Creek. Bid Closing January 5, 2018 at 2:00pm local time.

Project Drawings and Manual may be obtained from Finney & Turnipseed, Transportation & Civil Engineering, LLC, 610 SW 10th St., Suite 200, Topeka, KS 66612. Hard (paper) copies will be \$65.00 per set (manual and drawings). Fee is non-refundable. There is no charge for downloading electronic (PDF) copies using the Topeka e-procurement system, Topeka ePro.

Jay Oyler, Director
 Contracts & Procurement

12/11

ORDINANCE NO. 20099

First published in The Topeka Metro News, Monday, December 11, 2017.
 Ordinance No. 20099 Summary

On December 5, 2017, the City of Topeka adopted Ordinance No. 20099 introduced by Councilmember Elaine Schwartz, amending Section 9.050.080 of the Code of the City of Topeka, adding a local amendment to the Uniform Public Offense Code concerning the sale or furnishing of cigarettes, electronic cigarettes, tobacco products and liquid nicotine to any person under age 21. The complete text of this ordinance is available at the City of Topeka's web site at: <http://www.topeka.org/>. You can also view or obtain one copy of the ordinance, at no cost, at the City Clerk's office at City Hall, 215 S.E. 7th Street, 1st floor. This summary is hereby certified, pursuant to K.S.A. 12-3007, as legally accurate and sufficient.

Dated: December 5, 2017
 /s/ Mary Feighny, Deputy City Attorney
 12/11

ADMINISTRATIVE HEARING

First published in The Topeka Metro News, Monday, December 4, 2017.

BEFORE THE ADMINISTRATIVE HEARING OFFICER
 CITY OF TOPEKA

DATE: October 3, 2017
 CASE #: 17-08314
 PROPERTY ADDRESS: 2409 SW Moundview Dr.
 PROPERTY LEGAL DESCRIPTION: Westview heights block 3 Lot 13 Moundview Dr BLK 3 Lot 13 Westview Heights Section 10 Township 12 Range 15
 PROPERTY OWNER(S): Burket, Marilyn J Owner
 AND ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SUCH STRUCTURE

ADMINISTRATIVE HEARING ORDER

PURSUANT TO THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) AS ADOPTED BY THE CITY OF TOPEKA, KANSAS

Now on this October 3, 2017, the complaint on the case identified herein is considered by the Administrative Hearing Officer (AHO). The Code Official appears in person other appearances include: there were no other appearances.

The AHO, after hearing the evidence and reviewing all exhibits presented, makes the following findings:

The structure(s) located at 2409 SW Moundview Dr., in the City of Topeka, Shawnee County, Kansas,

IS UNFIT FOR HUMAN USE OR HABITATION and does not meet the minimum standards of the 2012 IPMC as adopted by the City of Topeka, Kansas.

The repair, alteration or improvement to the structure cannot be made at a reasonable cost in relation to the value of the structure.

Structure Type	Estimated Repair Costs	Replacement Cost New Value
1.House with Attached Garage	\$51615.13	\$132940.00

which cost exceeds 30% of the replacement value as, required by the 2012 IPMC.

IT IS, THEREFORD, ORDERED that the owner(s) (heirs, executor, administrator or anyone with a legal interest), shall remove or demolish the House with Attached Garage, , , remove the foundations, remove all trash, rubbish, junk and debris, dead trees and/or foliage and level the site to grade by filling in of the excavation remaining on the property on which the demolished structure was located, in such manner as to eliminate all potential danger to the public health, safety or welfare arising from such excavation within thirty (30) days from the date of service of this order. The owner(s) must retain services of a licensed demolition contractor to demolish the structure.

IT IS FURTHER ORDERED that if the owner(s) (heirs, executor, administrator or anyone with a legal interest) shall fail to take the demolition action within the required time, the Property Maintenance Code Unit shall cause the demolition action to be taken and assess the costs against the owner(s). Failure to pay the costs may result in a lien being placed on the property. Pursuant to K.S.A. 60-2101 and amendments thereto, an aggrieved party may appeal this order to the district court by filing a notice of appeal within 30 days of the entry of this order.

City of Topeka Property Maintenance staff are not able to provide direction on the appeal process. Please consult an attorney for legal advice.

IT IS SO ORDERED.

CERTIFICATE OF SERVICE

I, the undersigned, do hereby certify that on 10/3/2017, a true and correct copy of the above and foregoing Order was deposited in the U.S. mail, certified mail, and addressed to the owner(s) below:

NAME(S):

MARILYN J BURKET
 Certified Mail#: 7190 1716 7500 0118 1575
 12/4 12/11

ORDINANCE NO. 20098

First published in The Topeka Metro News, Monday, December 11, 2017.
 Ordinance No. 20098 Summary

On December 5, 2017, the City of Topeka adopted Ordinance No. 20098 introduced by City Manager Brent Trout, amending the "District Map" referred to and made a part of the Zoning Ordinances by Section 18.50.050 of the Topeka Municipal Code, by providing for certain changes in zoning on property located at 2300 SW 30th Street from "M-2" Multiple Family Dwelling District TO "O&I-2" Office and Institutional District. (Z17/3) (Council District No. 5) The complete text of this ordinance is available at the City of Topeka's web site at: <http://www.topeka.org/>. You can also view or obtain one copy of the ordinance, at no cost, at the City Clerk's office at City Hall, 215 S.E. 7th Street, 1st floor. This summary is hereby certified, pursuant to K.S.A. 12-3007, as legally accurate and sufficient.

Dated: December 5, 2017
 /s/ Mary Feighny, Deputy City Attorney
 12/11