

## 123 -125 North Market Street History 2010-2014

### Code Enforcement

#### **Case # 10-180**

1-19-10 NOV issued for broken window  
1-20-10 inspection reveals window fixed case closed.

#### **Case #10-2628**

8-24-10 NOV issued for reported roof leak  
12-3-10 roof leak repaired case closed.

#### **Case # 10-3382**

11-30-10 Vacant store front posted with 16 poster signs NOV issued  
12-3-10 Signs removed case closed.

#### **Case # 11-305**

2-4-11 vacant store front posted with fliers NOV issued  
2-7-11 fliers removed case closed.

#### **Case # 11-11406**

2-28-11 report that a section of roof was unsecured NOV issued  
3-2-11 roof was repaired case closed.

#### **Case #11- 1538**

8-9-11 complaint received regarding sidewalk hatchway doors uneven NOV issued  
10-31-11 Hatchway doors replaced case closed.

#### **Case #11- 1586**

8-9-11 DPW advises that the water was shut off to the property due to a leak from broken pipe inside the hatchway doors. Due to a lack of water to the tenant the building was condemned and an NOV issued.  
10-3-11 Licensed contractor made the repairs condemnation removed case closed.

#### **Case #11- 1835**

9-19-11 Complaint received that the gutters on the rear of the building were missing NOV issued.  
10-17-11 Gutters repaired case closed.

#### **Case #12-616**

4-26-12 Complaint received that tenant was seen living in the building without lights in the night hours. Possible no electricity. Contact was made with the tenant and an inspection was conducted. The inspection revealed that the building did not have electricity or water service. The tenant was removed from the building. The **building was condemned** and an NOV was issued. The police department was notified that no one was to be in the building.  
4-30-12 FCPD removed 6 people from the condemned building.

**Case # 12-1643**

9-5-12 routine inspection revealed filth and rubbish on the sidewalk and grass and weeds in excess of ten inches. NOV was issued.

9-6-12 Violation was corrected, case closed.

**Case # 12-1653**

9-5-12 inspector observed exposed electrical wires hanging from a window and a window propped open NOV issued.

10-1-12 violation corrected case closed.

5-25-13 complaint received of people inside building

5-28-13 complaint received of people inside the building

6-8-13 complaint received of people in the building. Police were called

6-10-13 Inspector finds front door open to the building. Police were called to clear the building. Police located a stolen wallet and credit cards in the building. Owner was called and advised to secure the building within 24 hours.

6-14-13 building not secure. City contractor boarded up all windows and placed a pad lock on the front door. \$544.50 bill placed on property as a lien.

**Case # 13-728**

6-19-13 complaint received of trash in front of building. NOV issued.

6-24-13 violation corrected case closed.

**Case # 13-1325**

8-27-13 a voluntary inspection was conducted with Mr. Ro, Roy Singer, Dan Hoffman and Alderman Shelly Aloï. Mr. Ro was advised that he would be provided an extensive list of items that needed to be addressed prior to re-occupation of the building. He was also advised of the permit process that needed to be followed.

10-11-13 NOV Issued with a complete list of all violations was delivered with a letter signed by Mayor McClement explaining the newly passed receivership ordinance.

10-8-13 Building demolition permit was issued #13-2236.

Follow Up : Permitted work began and has been under the direction of the Building Department. Case remains open pending completion of required work.

Tenants that resided in the building were removed. Violations remain open and the building cannot be legally occupied until the violations are corrected. If the tenant returns, the owner can be fined at \$500 per day. Since the building is not occupied there is no victim of the livability issues and daily fines cannot be given for lack of utilities as they are not required in an unoccupied building.

**3-7-14**

Mrs. Ro had not met her deadlines set by the Building Department along with Code Enforcement deadlines set forth in our letter dated October 11, 2013. Civil citations were written in the amount of \$1,000.00 per violation (10 total) for a total of \$ 10,000.00. The citations were delivered to her residence and sent certified mail on 3/10/14.

CIVIL CITATION NO. 1Z35174112 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for failure to obtain proper plumbing permit as required. Citation amount is \$ 1,000.00.

CIVIL CITATION NO. 4Z35174115 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for "Prohibit Occupancy" - Failure to maintain property in a secured manner/failure to abate or correct such unsafe condition. Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 5Z35174116 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for failure to repair roof and drainage as specified in time frame given. Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 6Z35174117 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for "Closing f vacant structure" - failure to secure property or correct such unsafe condition as specified in Section 108 (2). Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 2Z35174120 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for "Structural Members" - failure to repair structure to safely support dead and live loads. Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 3Z35174121 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for "Unsafe Equipment" - failure to secure electrical panel and wiring throughout property. Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 4Z35174122 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for "Protective Treatment" - failure to repair and maintain all exterior surfaces. Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 5Z35174123 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for failure to abate or correct such unsafe condition as specified in "Dangerous Structure of Premises" - Section 108.1.5(7). Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 6Z35174124 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for failure to abate or correct such unsafe condition as specified under "Unsafe Condition" - Section 108.1.1. Citation amount is \$ 1,0000.00.

CIVIL CITATION NO. 1Z35184626 written to Julia and James Properties LLC at 316 North Market Street, Frederick, MD 21701 for "Structure Unfit for Occupancy" - failure to abate or correct such unsafe condition as specified in Section 108.1.5. Citation amount is \$ 1,0000.00.

### **3-21-14**

FAX RECEIVED from attorney requesting a judicial hearing regarding the (10) civil citations that were issued to the Ro's.

### **3-24-14**

Case File forwarded to Legal for a judicial hearing as requested by the Ro's Attorney.

### **4-4-14**

A second inspection was conducted with Mr. Ro present as requested by Legal. Present were Mr. Ro, Dan Hoffman, Brittany Parks, Roy Singer and Dave Violette. Photographs were taken documenting specific violations that have not been addressed.

#### 4-17-14

Additional NOV's written:

##### Interior Surfaces (305.3)

- 2nd Floor bedroom interior wall is in disrepair with exposed wood, pipes, and missing drywall. Repair and/or replace.
- 2nd Floor ceiling is in disrepair with exposed wiring and metal framing exposed to attic. Repair and/or replace.

##### Stairs and Walking Surfaces (305.4)

- 2nd Floor interior stairs in disrepair with flaking and peeling paint. Ensure they are sound and remove flaking and peeling paint.
- Exterior stoop leading to apartments are in disrepair. Repair and/or replace missing brick.

##### Handrails and Guards (305.5)

- Handrail leading from 2nd floor bedrooms to lower level in disrepair. Repair and ensure that handrail is secured properly and anchored to the wall.

##### Graffiti (15.43(d))

- Removal of graffiti. It shall be unlawful for any person owning property, acting as manager or agent for the owner of property, or in possession or control of property to fail to remove or effectively obscure any graffiti upon such property.
- Graffiti on front of building. Remove graffiti.

##### Window, Skylight and Door Frames (304.13)

- 2nd Floor bedrooms have open windows that are inoperable and will not close. Repair and/or replace to ensure they are operable.
- Storefront window is unsecured from frame. Repair and/or replace window and ensure it is secured in the frame.
- 2nd Floor window at rear of building above the restaurant is unsecured. Ensure window is secured and/or boarded up.

##### Electrical System Hazards (604.3)

- Fuse box on 2nd floor bedroom is open with exposed wiring. Ensure wiring is up to code and secure box with door.

##### Violations and Enforcement (15-16) (b) (1)

- New plumbing has been installed without proper permits. Cease all work until permit has been obtained.

NOTE: ALL violations must be brought into compliance on or before May 2, 2014.

**Police**

123 North Market Street

2010	3 calls
2011	3 calls
2012	4 calls/ 1 arrest
2013	6 calls
2014	1 call

125 North Market Street

2010	1 call/ 1 arrest
2011	2 calls
2012	8 calls/ 1 arrest
2013	3 calls
2014	0 calls

**Building Department**

13-02236 - Interior Demolition including ceiling tiles & carpet flooring.

Submitted 10/8/13 & permit issued 10/4/13. (no inspections)

Active permit with Expiration Date of 4/8/14.

13-2474 (unit 3B), 13-2473 (unit 3A) , 13-2472 (unit 2B), 13-2471 (unit 2A)

All to repair or replace wall finishes and ceiling finishes to make them like new. Install new kitchen cabinets & appliances & install new shower & Lav.

All Submitted 11/18/13

All on HOLD by Building review & Fire Code Review. No response(s) received to holds.





