



CITY OF TOPEKA
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13
Topeka, KS 66607-1118
Tel: (785) 368-3161
Fax: (785) 368-3175
www.topeka.org

NOTICE OF VIOLATION
IMMEDIATE ACTION REQUIRED WITHIN 60 DAYS

CASE #: 17-00406

May 25, 2017
17-00406

David S. Fricke, Resident Agent Corefirst Bank & Trust
3035 South Topeka Blvd
Topeka, KS 66611

LOCATION OF VIOLATION:

Hutton Monument Storage
504 SW 2Nd St.
Topeka, KS 66603

PARCEL ID#: 1093004016005000

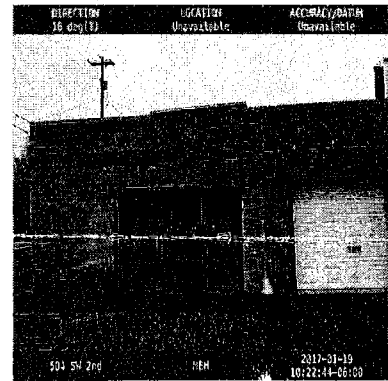
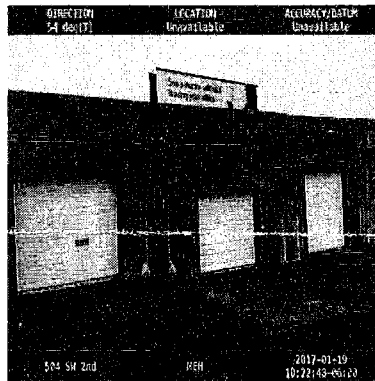
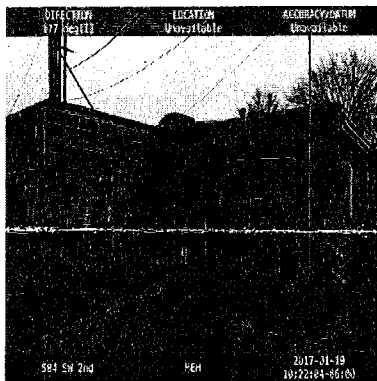
Certified Mail # 7190 1716 7500 0111 3477

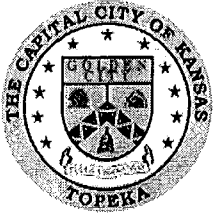
Dear Sir or Madam:

This Notice is to advise you that the property at 504 SW 2Nd St. was inspected on January 19, 2017 and found to be in violation of the 2012 International Property Maintenance Code as adopted by the City of Topeka.

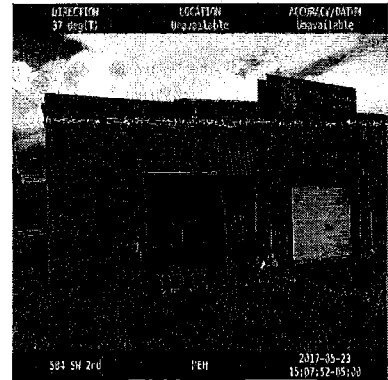
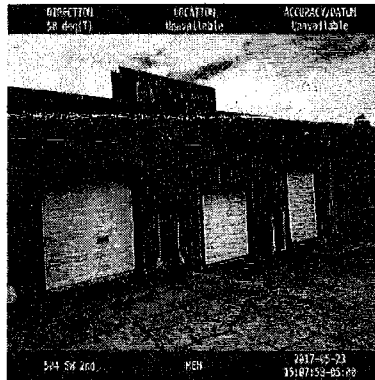
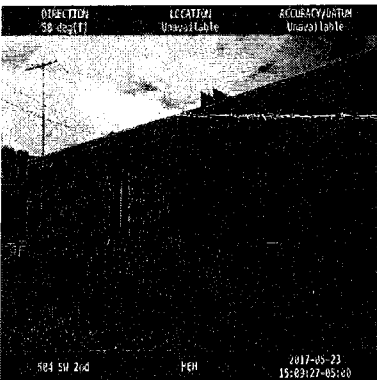
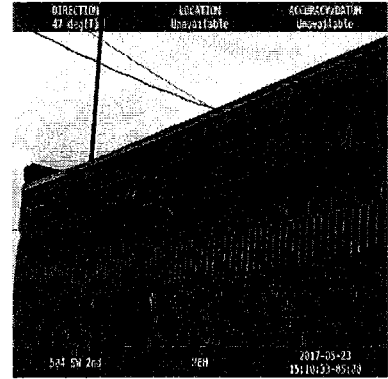
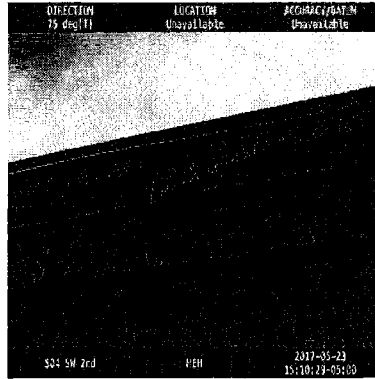
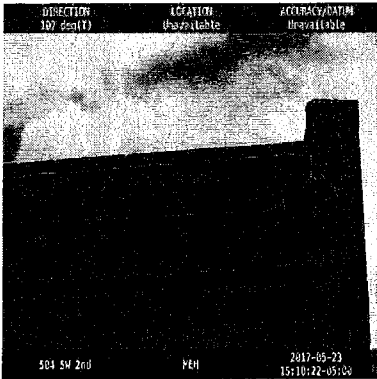
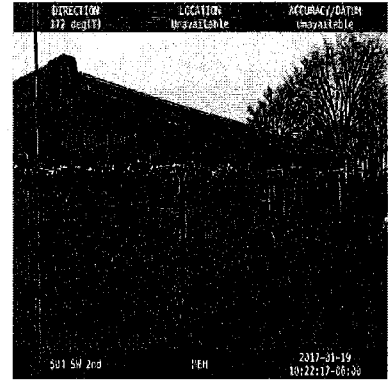
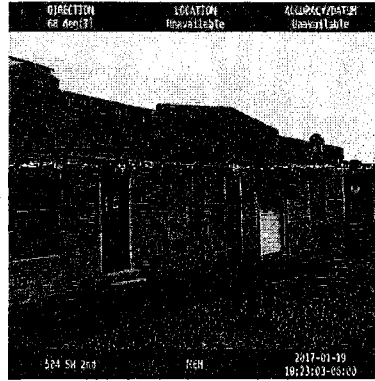
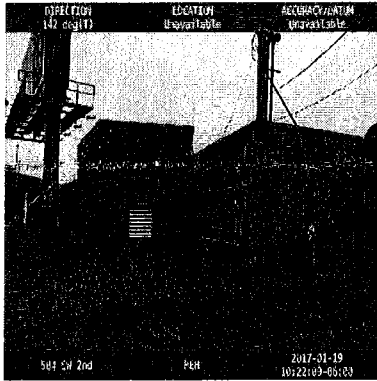
Structure Violations

-- Photos --



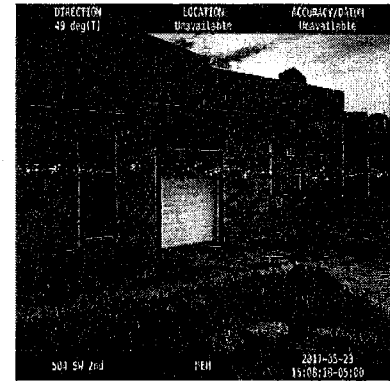
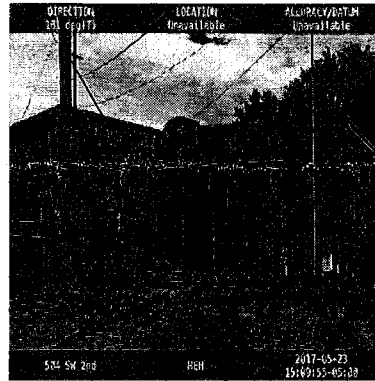
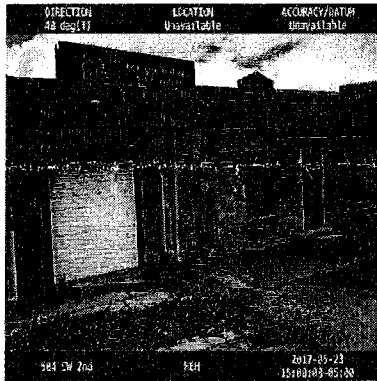


CITY OF TOPEKA
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13
Topeka, KS 66607-1118
Tel: (785) 368-3161
Fax: (785) 368-3175
www.topeka.org





CITY OF TOPEKA
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13
Topeka, KS 66607-1118
Tel: (785) 368-3161
Fax: (785) 368-3175
www.topeka.org



-- 304.2 Protective treatment - Paint/Stain etc. - All exterior surfaces, including but not limited to, doors, door and window frames, trim 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 prior to repainting. There are a number of places on the building where exposed wood needs to be repainted or raw wood needs to be painted to protect from deterioration. In addition some of the surface coating used on the block build part has come loose and should be repaired. All siding and masonry joints, as well as those between the building envelope and the perimeter of doors and windows, shall be maintained weather resistant and water tight. There are a number of places where cracks in the mortar are starting to show and should be repaired to prevent further deterioration. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust and corrosion shall be stabilized and coated to inhibit future rust and corrosion. There are areas on the building, including some doors, that are metal and are starting to show rust. These need to be addressed to prevent any further deterioration.

You are required to correct this violation within 60 calendar days of service of this letter. At that time, the property will be re-inspected and if the violation(s) are found to be corrected, 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 10 calendar days of service 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.

Sincerely,

Mark Henley
Code Official



CITY OF TOPEKA
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13
Topeka, KS 66607-1118
Tel: (785) 368-3161
Fax: (785) 368-3175
www.topeka.org

Property Maintenance Code Unit
mhenley@topeka.org
(785) 368-3196

RECIPIENTS: Corefirst Bank & Trust Owner (Owner) , David S. Fricke, Resident Agent Corefirst Bank & Trust (Owner) , Resident (Tenant)