

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St. Room 120
Jefferson City, MO 65101



Carrie Tergin, Mayor

Sonny Sanders, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6562

September 1, 2020 **DECLARATION AND NOTICE OF PUBLIC NUISANCE
AND ORDER TO ABATE**

BAUER K C PROPERTIES L L C
206 E FRANKLIN ST
JEFFERSON CITY, MO 65101

Certified Notice # 7015 3010 0000 8169 1806

RE: 309 JACKSON ST (PID:1103080003017012)

Tracking # 20041

According to the records of the recorder of deeds and the Assessor's Office of Cole County, Missouri you are owner of the property located at **309 JACKSON ST, Jefferson City, Missouri**, hereinafter referred to as the "*property*". Attached to this letter please find **Exhibit A, Assessor's Records**, verifying said ownership.

This notice is provided to you pursuant to sections 21-1 through 21-9 of the Code of City of Jefferson. All references to section number are from the Code of City of Jefferson.

Pursuant to Section 21-6a (Statement of Nuisance), you are hereby notified that the *property* has upon it conditions which are in violation of the Property Maintenance Code. Properties which violate the Property Maintenance code are nuisances pursuant to section 21-1. This *property* is hereby declared a nuisance.

The specific code sections of the Property Maintenance Code which have been violated are identified on **Exhibit B, Column A**. **Exhibit B** identified as "**Statement of Nuisances Enumerated**" is attached herewith.

The specific conditions which violate the Property Maintenance Code are identified on the attached **Exhibit B Column B**.

Pursuant to Section 21-6b (Corrective Action) you are hereby notified that the corrective action necessary to abate the nuisances identified above are found on **Exhibit B, Column C**.

Pursuant to Section 21-6c (Correction Order) you are hereby directed to take action to abate the nuisance and proceed continuously without unnecessary delay. Abatement must be commenced and completed within the time frames found on **Exhibit B, Column D**.

Pursuant to Section 21-6c(Statement of Abatement) you are hereby notified that if the nuisance is not abated as directed and no request for hearing is made within the prescribed time, the City will abate such nuisance and assess the costs thereof against you as outlined in Sections 21-8 and 21-9. You

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

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are notified that the City may proceed against you for some or all of any violation which is not corrected within the prescribed times.

Pursuant to Section 21-6d (Order to Proceed without delay) you are hereby directed to begin abatement of the nuisance immediately, proceed continuously without unnecessary delay, and complete abatement within the time frame specified in **Exhibit B, Column D**.

Pursuant to Section 21-7 (Service of Notice) this notice is being delivered to you by posting on the property, certified mail, first class mail and personal delivery, should you be willing to accept it.

Pursuant to Section 21-8 (Right to Appeal) any owner or person receiving this notice has the right to request a hearing to appeal this declaration of nuisance. The request must be in writing and must be received by the Director of Planning & Protective Services of the City of Jefferson within 10 days of the date of the Notice. The Director may at his sole discretion, extend the time for filing the Request. The request for a hearing shall be on a form promulgated by the Director or shall be in writing and contain at least the name of the person requesting the notice, their mailing address, their phone number (if any), a statement that they request a hearing on the determination of a nuisance and the location of the nuisance.

The procedure for any hearing requested pursuant to Section 21-8 is provided in section 21-9.

Also attached please find **Exhibit D Site Photos**. Please note that **Exhibit B, Column E**, identifies a number that correlates to the photographs found in Exhibit D. Those photographs are included to assist in identifying the code violation.

Please note that for consistency and continuity at any potential hearing, we have not identified any attachment as exhibit C (which is held in reserve to identify this letter). Please review the enclosed materials carefully and contact the City of Jefferson with any questions you may have. You may contact, Dave Helmick, Housing/Property Inspector, 573-634-6410 to set up a meeting to discuss the notice of violation and the time table for corrective action.

Thank you in advance for your cooperation,

Sincerely,

T.J. Peterson
Housing/Property Inspector

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MidMoGIS, MO



Parcel ID	1103080003017012	Basement Type	Part
Owner Name	BAUER K C PROPERTIES L L C	Fin. Bsmnt Sz-Sq Ft	
Mailing Address	206 E FRANKLIN ST	Year Built	1900
City State Zip	JEFFERSON CITY, MO 65101	Date Certified	1/1/2019
Property Address	309 JACKSON ST	Prop Value-Land-Comm	\$0
Property Description	S 28' OF W 92' IL496	Prop Value-Land-Ag	\$0
Subdivision	CITY OF JEFFERSON INLOT	Prop Value-Land-Res	\$7,000
Book-Page-Date 1	627-818 1/22/2013	Prop Value-Imprv-Comm	\$0
Book-Page-Date 2	333-942 1/6/1992	Prop Value-Imprv-Ag	\$0
Book-Page-Date 3	325-763 12/28/1990	Prop Value-Imprv-Res	\$50,500
Sec-Twn-Rng	8/44/11	Appraised Value	\$57,500
Sq Ft-Above Grade	2,100		

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 25 feet
 9/1/2020

Statement of Dangerous Conditions

Exhibit B

9/1/2020

309 Jackson St.

Residential Un-Occupied

Item #	A Code Section	B Description of Defects	C Correctives Required	D Due Date	E Photo Number
1	8-82 Dangerous Buildings Sections E,I,K	Structure is severely damaged by neglect. Roof, Soffit, and Fascia are in deteriorated state and allowing elements to cause damage to the interior of the structure. Deteriorated sections of the soffit and fascia may become a fall hazard.	After obtaining all required permits and in a lawful manner, repair or replace, and sanitize all deteriorated/failing components of the structure, or demolish structure. Owner is to maintain building security against unauthorized access before, during and after corrective action.	1-Oct-20	1,2,3,4



309 Jackson St.

9/01/2020

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Sec. 8-82. - Dangerous buildings defined.

All buildings or structures that are detrimental to the health, safety, or welfare of the residents of the City of Jefferson and that have any or all of the following defects shall be deemed "dangerous buildings":

E. Those that are so dilapidated, decayed, unsafe, unsanitary, or that 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, safety, or welfare of those occupying such building.

I. Those that have parts thereof that are so attached that they may fall and injure members of the public or property.

K. Those that because of their condition are unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the people of this city.

Sec. 8-83. - Dangerous buildings declared nuisance.

All dangerous buildings, as defined by [section 8-82](#), are hereby declared to be public nuisances, and shall be vacated, repaired, or demolished as provided herein.



