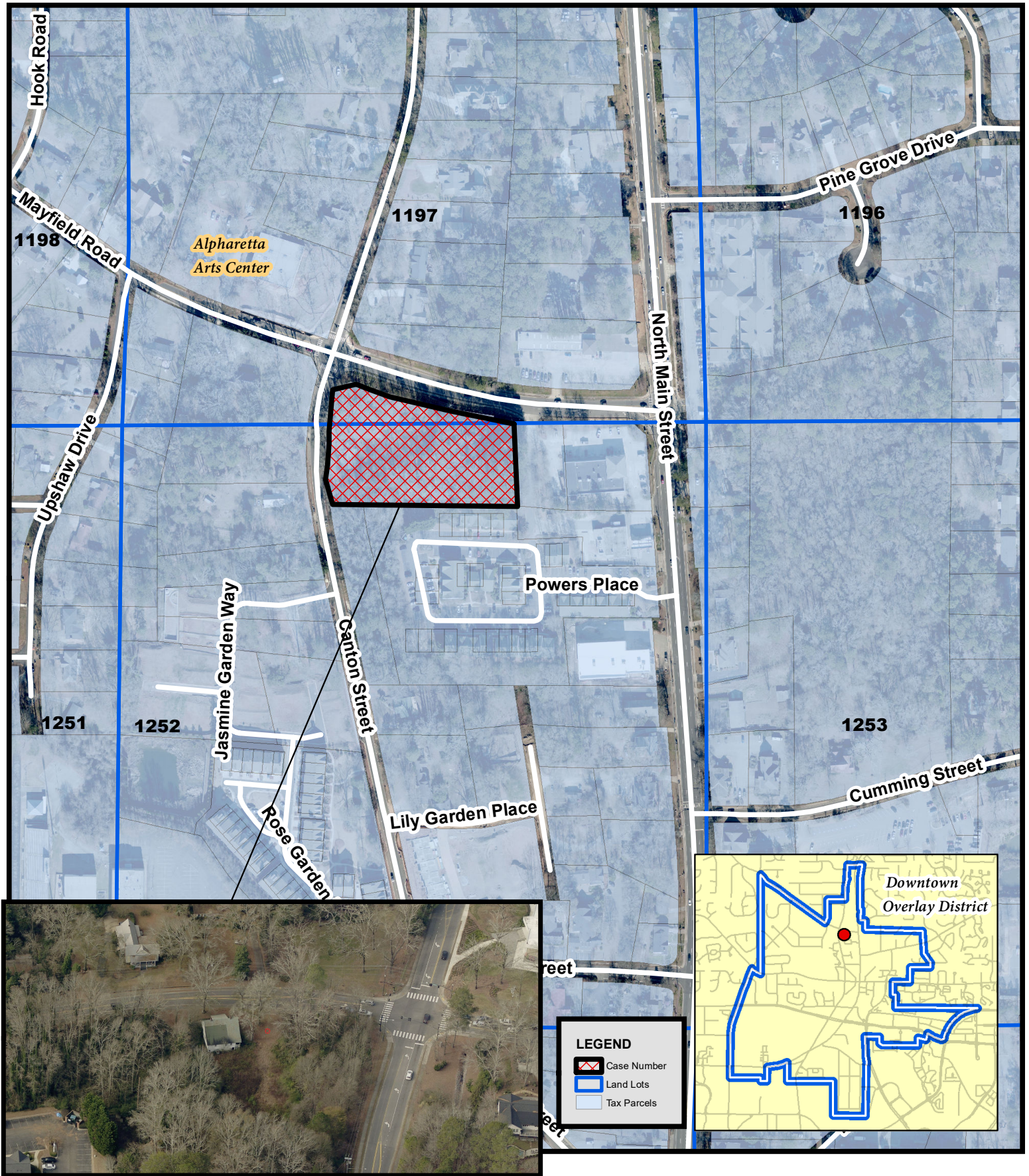




CODE ENFORCEMENT BOARD MEETING DECEMBER 12, 2019

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
3:30 PM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC HEARING MINUTES**
 - A. Approval of MONTH DAY, 2016 Code Enforcement Board Meeting Minutes**
- IV. PUBLIC HEARING**
 - A. Old Business**
 - B. New Business**
 - 1. 1. CEB190027 193 Canton Street Officer Smith
exterior property issues
 - 2. CEB190100 160 North Main St Officer Smith
improper drainage issue
 - 3. CEB190081 115 Laurelwood Lane Officer Smith
exterior property and structure issues
- V. ADJOURNMENT**



Location Map
193 Canton Street



Location Map Provided by:
Community Development - GIS



02.27.2019



02.27.2019



02.27.2019



02.27.2019



02.27.2019



02.27.2019



04.02.2019



04.02.2019



04.02.2019



04.02.2019



04.02.2019



04.02.2019



04.02.2019



04.02.2019



05.29.2019




NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S EXPENSE
POLICE PH. C.V.C.

05.29.2019



05.29.2019



05.29.2019



05.29.2019



05.29.2019



05.29.2019



05.29.2019



05.29.2019



05.29.2019



05.29.2019



05.29.2019



City of Alpharetta Codes Enforcement

2 Park Plaza - Alpharetta, GA 30009

Tel: 678-297-6080 Fax: 678-297-6081

NOTICE OF VIOLATION 5482

Date: 3/1/19 Time: 11:10 AM - PM Case No. _____

Location: 193 Canton St

Suite/Apt. No.: _____ Alpharetta, Georgia Zip: 30009

Owner / Occupant: Mayfield LLC

You are hereby notified the above stated property has been inspected by City of Alpharetta Codes Enforcement Officials and has been found in violation of below listed codes or ordinances. You are further notified to correct violation(s) listed below within the time limits stated herein. Failure to correct such violation(s) within the time limits granted herein may subject you to fines, liens or further prosecution as determined by the city Municipal Court or Codes Enforcement Board.

Violation Description: Broken windows, Peeling and Flaking Paint, Doors not secured, + weed and plant growth in excess of 12 inches.

Recommended Correction: Replace or repair broken windows to be in good repair and weather tight. Peeling and flaking paint shall be eliminated and surfaces repainted. All doors and door assemblies and hardware shall be maintained in good condition. Cut grass and weeds below 12 inches.

Corrections must be completed by:

4:00 A.M. / (P.M) on the 31st day of March 20 19

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 304.13, 304.2, 304.15, 302.4

Type of Delivery: ☒ Hand Delivery ☐ U.S. Mail ☐ Courier ☐ Other _____

X: Louisa

Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No.: 604

Signature: B. Smith Tel. No.: 678-297- 6087



City of Alpharetta Codes Enforcement
2 Park Plaza - Alpharetta, GA 30009
Tel: 678-297-6080 Fax: 678-297-6081

SUMMONS TO APPEAR

5340

Date: 11/22/19 Time: 11:15 AM PM Case No. _____
Name: Mayfield LLC
Address: 193 Canton St
Suite/Apt. No. _____ City/State: Alpharetta, Georgia Zip: 30009

YOU ARE HEREBY COMMANDED TO BE AND APPEAR before the

- ☐ **Municipal Court Judge** in the City Courtroom located in the Crabapple Government Center at **12624 Broadwell Road, Alpharetta, GA 30004**
☒ **Code Enforcement Board** in the Council Chambers located in Alpharetta City Hall at **2 Park Plaza, Alpharetta, GA 30009**

At: 3:30 A.M./PM on the 12th day of December 2019

To answer to the charge of

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 302.4, 304.2, 304.13, 304.15

Violation Description: Broken windows not weather tight
or in good repair. Peeling and flaking paint. Doors not
maintained in good condition. Grass and weeds in excess of
12 inches throughout property.

Type of Delivery: ☐ Hand Delivery ☐ U.S. Mail ☐ Courier ☒ Other Posted

X: _____

Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No.: 604

Signature: B. Smith Tel. No.: 678-297- 6087



City of Alpharetta Codes Enforcement

2 Park Plaza - Alpharetta, GA 30009

Tel: 678-297-6080 Fax: 678-297-6081

NOTICE OF VIOLATION 5482

Date: 3/1/19 Time: 11:10 AM PM Case No. _____

Location: 193 Canton St

Suite/Apt. No.: _____ Alpharetta, Georgia Zip: 30009

Owner / Occupant: Mayfield LLC

You are hereby notified the above stated property has been inspected by City of Alpharetta Codes Enforcement Officials and has been found in violation of below listed codes or ordinances. You are further notified to correct violation(s) listed below within the time limits stated herein. Failure to correct such violation(s) within the time limits granted herein may subject you to fines, liens or further prosecution as determined by the city Municipal Court or Codes Enforcement Board.

Violation Description: Broken windows, Peeling and Flaking Paint, Doors not secured, + weed and plant growth in excess of 12 inches.

Recommended Correction: Replace or repair broken windows to be in good repair and weather tight. Peeling and flaking paint shall be eliminated and surfaces repainted. All doors and door assemblies and hardware shall be maintained in good condition. Cut grass and weeds below 12 inches.

Corrections must be completed by:

4:00 A.M. / (P.M.) on the 31st day of March 20 19

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 304.13, 304.2, 304.15, 302.4

Type of Delivery: ☒ Hand Delivery ☐ U.S. Mail ☐ Courier ☐ Other _____

X: Louisa R

Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No.: 604

Signature: B. Smith Tel. No.: 678-297- 6087

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

302.

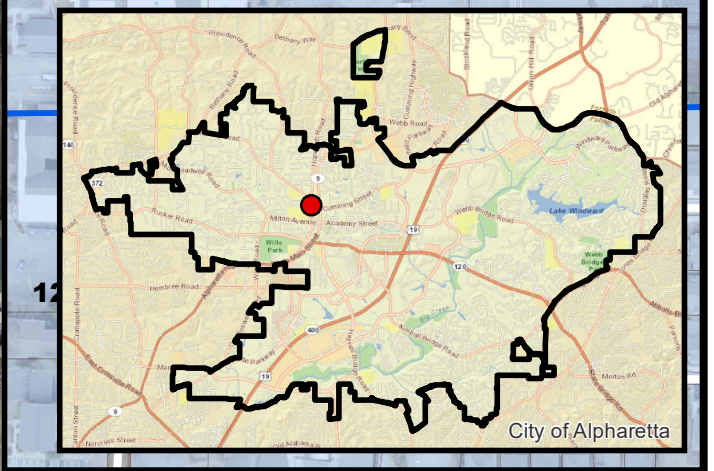
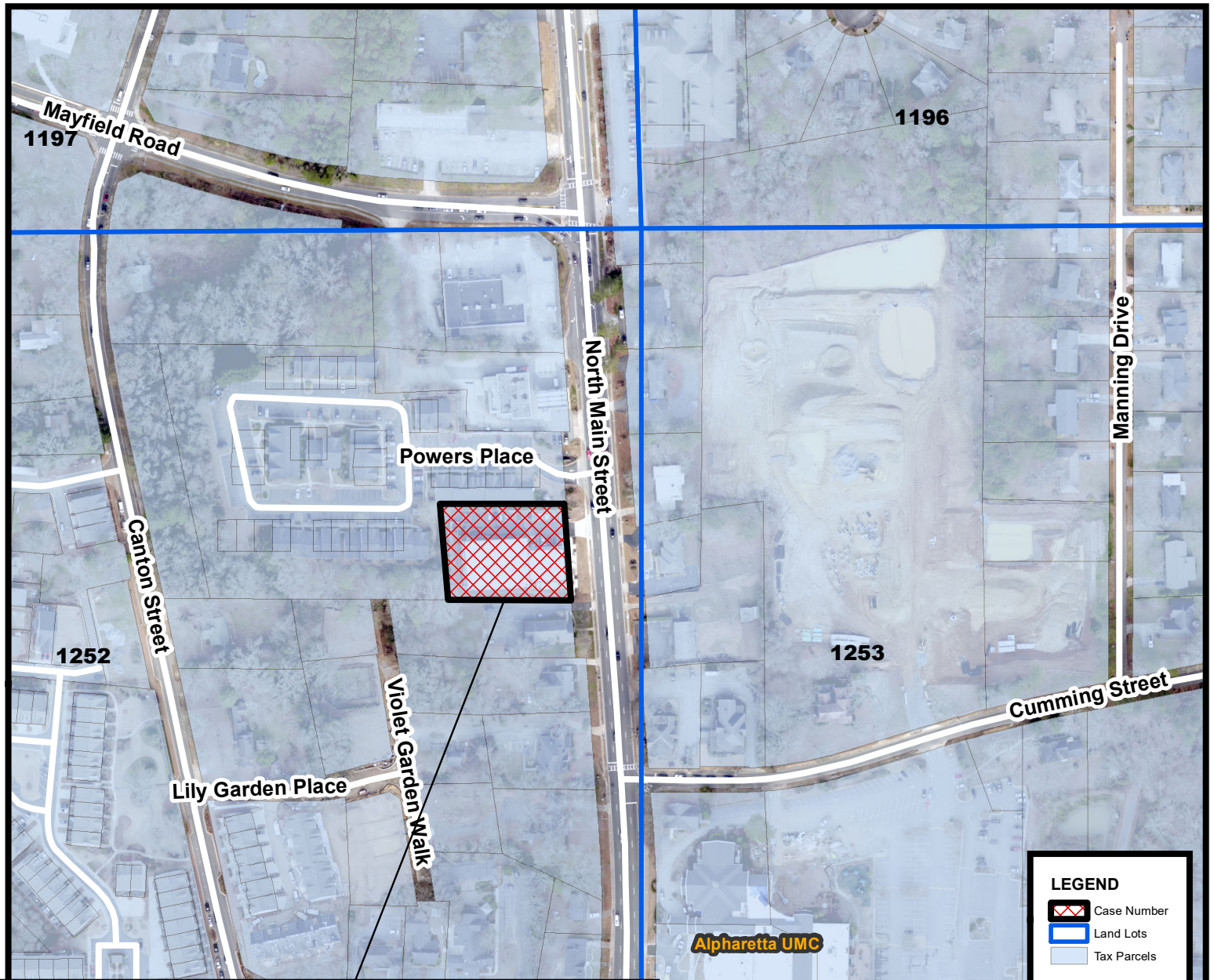
Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

304.2 Protective treatment. 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, other than decay-resistant woods, 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. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.15 Doors. All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.



D/LL: 2/2/1252



Location Map 160 North Main Street

**Location Map Provided by:
Community Development - GIS**



08.22.2019



09.04.2019



09.04.2019



09.04.2019



11.07.2019



11.07.2019



11.07.2019



11.07.2019



11.07.2019



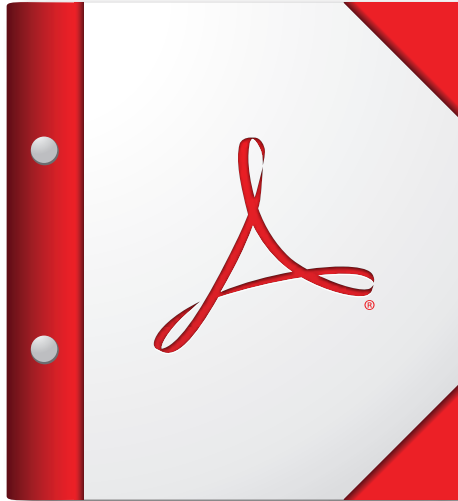
11.07.2019



11.07.2019



11.07.2019



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

STORM DRAINAGE

[P] 507.1 General. Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

507.2 Flow Control. Discharge from roofs, paved areas, yards and courts, and other areas on premises shall flow away from building foundations, shall not flow into sanitary sewers, and shall flow to a location approved by the City. Yards and premises shall not be graded or shaped to direct undue storm water discharge upon adjacent land or property and shall not contain low areas where water may be trapped and induce insect breeding. Storm water discharge piping systems shall be constructed and installed in accordance with the Georgia State Minimum Plumbing Code



City of Alpharetta Codes Enforcement
2 Park Plaza - Alpharetta, GA 30009
Tel: 678-297-6080 Fax: 678-297-6081

SUMMONS TO APPEAR

5339

Date: 11/7/19 Time: 11:20 AM PM Case No. _____
Name: Kim Dolek Center LLC
Address: 160 North Main Street
Suite/Apt. No. _____ City/State: Alpharetta, Georgia Zip: 30009

YOU ARE HEREBY COMMANDED TO BE AND APPEAR before the

- ☐ **Municipal Court Judge** in the City Courtroom located in the Crabapple Government Center at **12624 Broadwell Road, Alpharetta, GA 30004**
☒ **Code Enforcement Board** in the Council Chambers located in Alpharetta City Hall at **2 Park Plaza, Alpharetta, GA 30009**

At: 3:30 A.M./P.M. on the 12th day of December 2019

To answer to the charge of

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 507.1 + 507.2

Violation Description: A Flume / rock lined channel has been developed to collect and discharge storm water from the site onto the downstream property in a concentrated manner.

Type of Delivery: ☒ Hand Delivery ☐ U.S. Mail ☐ Courier ☐ Other _____

X: _____
Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No.: 604

Signature: B. Smith Tel. No.: 678-297- 6087



City of Alpharetta Codes Enforcement

2 Park Plaza - Alpharetta, GA 30009

Tel: 678-297-6080 Fax: 678-297-6081

NOTICE OF VIOLATION 5244

Date: 9/5/19 Time: 9:00 (AM) - PM Case No. _____

Location: 160 North Main Street

Suite/Apt. No.: _____ Alpharetta, Georgia Zip: 30009

Owner / Occupant: Kim Dolleh Center LLC

You are hereby notified the above stated property has been inspected by City of Alpharetta Codes Enforcement Officials and has been found in violation of below listed codes or ordinances. You are further notified to correct violation(s) listed below within the time limits stated herein. Failure to correct such violation(s) within the time limits granted herein may subject you to fines, liens or further prosecution as determined by the city Municipal Court or Codes Enforcement Board.

Violation Description: A Flume / rock lined channel has been developed to collect and discharge stormwater from the site onto the downstream property in a concentrated manner.

Recommended Correction: The Owner/occupant needs to provide an engineered plan for remediation within 14 days and the plan needs to be implemented within 45 Days.

Corrections must be completed by:

4:00 A.M. / (P.M.) on the 20th day of October 20 19

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 507.1 + 507.2

Type of Delivery: ☐ Hand Delivery ☒ U.S. Mail ☐ Courier ☐ Other _____

X: _____

Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No.: 604

Signature: B. Smith Tel. No.: 678-297- 6087



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

9/5/19

Kim Dolleh Center LLC
160 North Main St
Alpharetta GA 30009

RE: Notice of Violation #5244

Dear Kim Dolleh:

Code Enforcement investigated a complaint concerning the concentration of stormwater runoff from the property located at 160 N Main Street and have found the property to be in violation of Sections 507.1 and 507.2 of the City Property Maintenance Code. The Code states drainage should not be discharged in a manner that creates a public nuisance and shall not direct undue storm water discharge upon adjacent property.

During investigation of the complaint, staff reviewed the site plans for the subject property and have found the site not compliant with the approved engineered design. A flume or rock lined channel has been developed to collect and discharge stormwater from the site onto the downstream property in a concentrated manor.

The City is requiring the owner/occupant provide an engineered plan for remediation within 14 days and this plan is to be implemented within a 45-day time frame.

If you have any questions regarding this Notice, please feel free to contact me at the information below.

Regards,

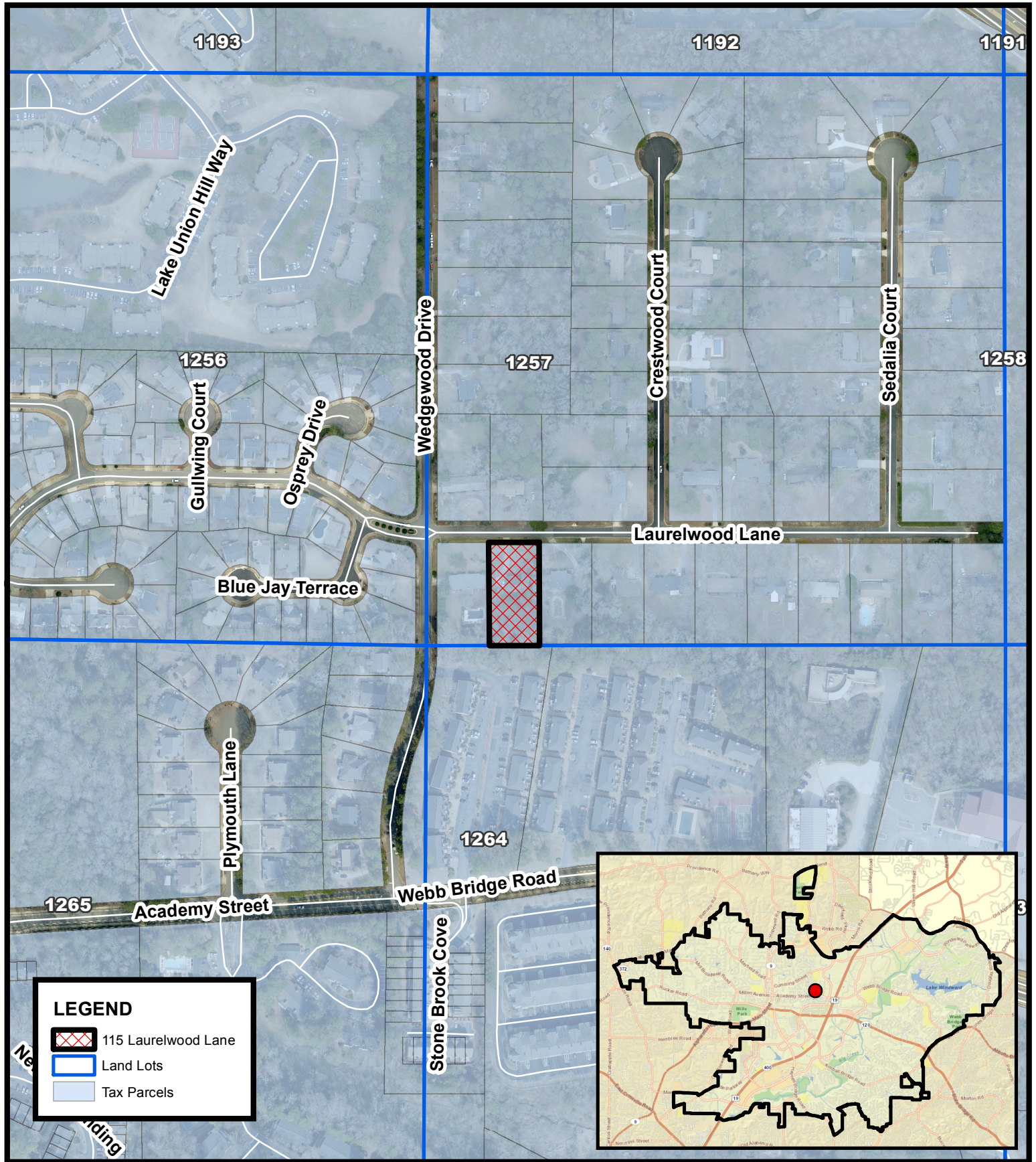
Beau Smith
Code Enforcement Officer
City of Alpharetta
(678) 297-6087
besmith@alpharetta.ga.us

MAYOR
JIM GILVIN

MAYOR PRO TEM
DONALD F. MITCHELL

COUNCIL MEMBERS
JASON BINDER
BEN BURNETT
JOHN HIPES
DAN MERKEL
KAREN RICHARD

CITY
ADMINISTRATOR
ROBERT J. REGUS



D/LL: 2/2/1257

Location Map 115 Laurelwood Lane



Location Map Provided by:
Community Development - GIS



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



11.22.2019



City of Alpharetta Codes Enforcement
2 Park Plaza - Alpharetta, GA 30009
Tel: 678-297-6080 Fax: 678-297-6081

SUMMONS TO APPEAR

5341

Date: 11/22/19 Time: 11:00 AM PM Case No. _____
Name: John H. Sellers Jr.
Address: 115 Laurelwood Ln
Suite/Apt. No. _____ City/State: Alpharetta, Georgia Zip: 30004

YOU ARE HEREBY COMMANDED TO BE AND APPEAR before the

- ☐ Municipal Court Judge in the City Courtroom located in the Crabapple Government Center at 12624 Broadwell Road, Alpharetta, GA 30004
☒ Code Enforcement Board in the Council Chambers located in Alpharetta City Hall at 2 Park Plaza, Alpharetta, GA 30009

At: 3:30 A.M./P.M. on the 12th day of December, 2019

To answer to the charge of

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 308.24.6, 309.7, 309.4

Violation Description: Accumulation of rubbish exterior walls with holes and rotting materials roof and flashing rotted and admitting rain gutters falling off house and high grass and weeds in excess of 12 inches throughout property.

Type of Delivery: ☐ Hand Delivery ☐ U.S. Mail ☐ Courier ☒ Other Posted

X: _____
Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No. 604

Signature: B. Smith Tel. No.: 678-297- 6087

11.22.2019



11.22.2019



11.26.2019



11.26.2019



11.26.2019



City of Alpharetta Codes Enforcement

2 Park Plaza - Alpharetta, GA 30009

Tel: 678-297-6080 Fax: 678-297-6081

NOTICE OF VIOLATION 5208

Date: 8/20/19 Time: 1:30 AM - PM Case No. _____

Location: 115 Laurelwood Ln

Suite/Apt. No.: _____ Alpharetta, Georgia Zip: 30004

Owner / Occupant: John H Sellers Jr

You are hereby notified the above stated property has been inspected by City of Alpharetta Codes Enforcement Officials and has been found in violation of below listed codes or ordinances. You are further notified to correct violation(s) listed below within the time limits stated herein. Failure to correct such violation(s) within the time limits granted herein may subject you to fines, liens or further prosecution as determined by the city Municipal Court or Codes Enforcement Board.

Violation Description: Accumulation of rubbish, Exterior walls with holes and rotting material, roof and flashing rotted and admitting rain, gutters falling off house, and high grass and weeds in excess of 12 inches.

Recommended Correction: Dispose of rubbish on exterior property areas. Repair and/or replace rotted wood and areas that have holes. Maintain gutters in good repair or remove. Cut grass and weeds below 12 inches including rear and side yards.

Corrections must be completed by:

4:00 A.M. / PM on the 30th day of August 20 19

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 308.1, 304.6, 304.7, 302.4

Type of Delivery: ☐ Hand Delivery ☐ U.S. Mail ☐ Courier ☒ Other Posted

X: _____

Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No.: 604

Signature: B. Smith Tel. No.: 678-297- 6087



City of Alpharetta Codes Enforcement

2 Park Plaza - Alpharetta, GA 30009

Tel: 678-297-6080 Fax: 678-297-6081

SUMMONS TO APPEAR

5341

Date: 11/22/19 Time: 11:00 AM PM Case No. _____

Name: John H Sellers Jr

Address: 115 Laurelwood Ln

Suite/Apt. No. _____ City/State: Alpharetta, Georgia Zip: 30004

YOU ARE HEREBY COMMANDED TO BE AND APPEAR before the

☐ **Municipal Court Judge** in the City Courtroom located in the Crabapple Government Center at **12624 Broadwell Road, Alpharetta, GA 30004**

☒ **Code Enforcement Board** in the Council Chambers located in Alpharetta City Hall at **2 Park Plaza, Alpharetta, GA 30009**

At: 3:30 A.M./PM on the 12th day of December 20 12

To answer to the charge of

Violation: ☒ CPMC ☐ UDC ☐ City Code Section: 308.1, 304.6, 304.7, 302.4

Violation Description: Accumulation of rubbish, exterior walls with holes and rotting material, roof and flashing rotted and admitting rain, gutters falling off house, and high grass and weeds in excess of 12 inches throughout property.

Type of Delivery: ☐ Hand Delivery ☐ U.S. Mail ☐ Courier ☒ Other Posted

X: _____

Signature of Recipient

Notifying Officials Certification

The undersigned, being a City of Alpharetta Georgia codes enforcement official, deposes or states that he or she has reasonable grounds to believe and does believe the person(s) and property named herein are in violation as set forth herein and contrary to law.

Comments: _____

Citing Officer: B. Smith Badge No.: 604

Signature: B. Smith Tel. No.: 678-297- 6087

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

302.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

304.6 Exterior walls. 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*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

308.1 Accumulation of rubbish or garbage. All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.