



AUGUSTA PLANNING AND DEVELOPMENT
Code Enforcement Division
Robert H. Sherman III, Director
Terrence E. Wynder, Manager
535 Telfair Street, Suite 300, Augusta, GA 30901
Office: (706) 312-5049 Fax: (706) 312-5037

May 25, 2021

To:
CHRIST UNITED PRESBYTERIA
1316 LANEY WALKER BLVD
AUGUSTA, GA 30901--2726

Case No: CEIPMH20210001541
Re Address: 109 Walker St E, Augusta, GA 30901
PIN: 048-3-130-00-0
Type: Occupied Building Use of structure: Residential

In order to promote and secure the beneficial interest of public safety, health and the general welfare of its citizens, **THE CODE OF AUGUSTA GEORGIA TITLE SEVEN ARTICLE 2 SECTION 7-1-16 has adopted the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 edition and other applicable codes.**

An inspection was performed at the above referenced property and it was found in violation of the above referenced code. A copy of the **INSPECTION REPORT** is enclosed.

This is an **OFFICIAL NOTICE** that you have 30 days from the date you receive this letter to take appropriate action to bring the property into compliance by rehabilitation or demolition. Prior to beginning work, a permit must be obtained when applicable by law through the (Planning and Development Department 535 Telfair St Ste. 300 Augusta, GA 30901) **PROPERTIES LOCATED IN THE HISTORIC DISTRICTS MUST HAVE PERMITS PRE-CLEARED PRIOR TO THE START OF ANY WORK.**

A fifty dollar (\$50.00) re-inspection fee will be assessed to the person responsible for the code violation after the person responsible has been notified of the violation and given a time to come into compliance, and is then found not to have complied with the code. Each subsequent inspection for compliance is considered a re-inspection and the fifty dollars (\$50.00) fee is assessed.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application (letter) for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. The application (letter) is to be given to the Director of the License and Inspection Department.

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

A Five hundred (\$500.00) penalty will be assessed to the person responsible if the structure is reoccupied prior to