



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1003
Omaha, Nebraska 68183
(402) 444-5371
Telefax (402) 546-0714

David K. Fanslau
Director

CESH LLC
725 MANAGEMENT
3012 N 93 ST
OMAHA, NE 68134

Case No: CASE-23-00410
Parcel No: 1811660002
Legal Description: LOTS 711 & 712,
MORNINGSIDE ADD

NOTICE OF PROPERTY VIOLATION - REINSPECT

April 19, 2023

This notice concerns the property located at: **6136 HAMILTON ST**

The above property was re-inspected and found to remain in violation of the Omaha Municipal Code. The previously listed violation(s) that still exist on this property have been photographed and are listed in the attached violations list along with the corresponding photograph reference ID numbers.

You have been granted an extension to abate the listed violation(s) by **5/20/2023**, and to further maintain said property in compliance with the Omaha Municipal Code. A follow-up inspection to determine whether the property violation(s) have been abated will be scheduled on or after that date, or sooner if you so request to ensure the listed violation(s) have been abated.

If your property still has unresolved violations after the listed date, you may be considered in non-compliance and could be issued a criminal citation under Omaha Municipal Code §48-53.

Depending on the method of repair chosen by the property owner, the following permits may be required to complete the necessary repairs: **Electrical**.

To determine if permits are required for your chosen method of repair or for further information on obtaining any necessary permits, contact the City Permits and Inspections Division at (402) 444-5350.

Any person directly affected by this notice may file an appeal with the Property Maintenance Appeals Board (PMAB) by submitting the required written appeal application form (which can be found at <http://planning.cityofomaha.org/boards/property-maintenance-appeals-board>) along with the required filing fee within 30 days of the date of this note (add an additional three business days if this notice was sent by regular mail). The appeal application must state all grounds for objection to this notice.

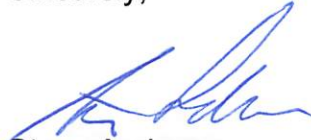
Omaha Municipal Code §48-65 requires that if the ownership of this property is to be transferred, the owner shall report the impending transfer, as well as the name and address of the transferee, to the Housing Enforcement Division at least seven calendar days prior to

the transfer.

To further research the Omaha Municipal Code Section(s) noted above or listed in the violations list, please visit www.municode.com and/or the adopted version of the International Property Maintenance Code.

If you desire clarification of this order or desire to review any referenced photograph(s), please call the undersigned's extension at (402) 444-5371 between the hours of 8:00 AM and 3:00 PM and arrangements will be made to assist you.

Sincerely,



Steve Andersen
Housing Inspector
Extension: 2102
Steven.Andersen@cityofomaha.org



Scott Lane
Chief Housing Inspector

Violations List

April 19, 2023

CESH LLC
725 MANAGEMENT
3012 N 93 ST
OMAHA, NE 68134

Re: 6136 HAMILTON ST

Inspected by: Steve Andersen
Structure Type: Single Family Dwelling

Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
304.13. Window, skylight and door frames	, North Side, 00 Basement, Damaged storm window inserts under electrical service window.	03/08/2023	Low	35
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
607.1. General	, North Side, 01st Floor, Uninstalled vent hood - likely for kitchen vent.	03/08/2023	Medium	41,42
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
302.7. Accessory structures	, North Side, Deteriorated masonry walls around rear patio.	03/08/2023	Low	36,37,41
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
604.3. Electrical system hazards	, North Side, Deteriorated electrical ran to rear patio.	03/08/2023	High	37-39
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
403.5 Clothes dryer exhaust	, North Side, Dryer vent is not secured to wall.	03/08/2023	Medium	38
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
604.3. Electrical system hazards	, North Side, Outlet by old electrical service meter is missing its weatherproof cover.	03/08/2023	High	38

Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
304.2. Protective treatment	, All Sides, 00 All Floors, Peeling and missing paint on dwelling exterior.	03/08/2023	Low	14,15,29,33,34,43
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
302.7. Accessory structures	, South Side, Deteriorated masonry walls around window and entry door next to garage door.	03/08/2023	Low	14,23,25,28
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
604.3. Electrical system hazards	, South Side, Outlet by entry door is missing its weatherproof cover.	03/08/2023	High	20
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
304.10. Stairways, decks, porches and balconies	, South Side, Deteriorated masonry under stoop cap.	03/08/2023	Low	19
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
304.15. Doors	, Deteriorated storm doors and frames on upper south and east sides. Abraded finish on south entry door.	03/08/2023	Low	17,18,45
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
302.7. Accessory structures	, North Side, Remains of dilapidated shed in backyard need to be removed.	03/08/2023	High	31
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
302.1. Sanitation	, All Sides, Debris in multiple locations in the yard	03/08/2023	Low	17,31,32,37
Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #

304.7. Roofs and drainage	, New roof installed without a permit - no gutters. A building permit with a final approved inspection is required.	03/08/2023	Low	14-16,34
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Code Section Violated	Location and Nature of Violation	Violation Date	Violation Severity Level	Photo ID #
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301.3. Vacant structures and land	, Property is not being maintained in a clean nor safe condition.	03/08/2023	High	16-42
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