

FINAL VIOLATION NOTICE

November 10, 2022

ID #: 22-00213

PATRONUS LLC
PO BOX 701298
DALLAS, TX 75370

**Re: Dangerous Structures at 304 E KIMBALL St.
ORIGINAL TOWN OF MANSFIELD Blk 6 Lot 1B**

Dear PATRONUS LLC:

An inspection of the above referenced property was made on March 7, 2022. As a result of this inspection, the condition described below was observed:

Condition: FINAL NOTICE

The structure on this property is substandard, creates a public nuisance, and will need to be demolished.

(D) Substandard building declared. (1) For the purposes of this section, any building, regardless of the date of its construction, having any or all of the conditions or defects hereinafter described shall be deemed to be a substandard building, and a nuisance: (a) Whenever any building is dilapidated, deteriorated, decayed or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety, and welfare, in the opinion of the Building Official. (b) Whenever any building, regardless of its structural condition, is unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children. (c) Whenever any building is boarded up, fenced or otherwise secured in any manner if: 1. The building constitutes a danger to the public even though secured from entry; or 2. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by paragraph (1)(b) of this division. (d) Whenever any building, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the Fire Marshal to be a fire hazard. (e) Whenever any building is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence. (f) Whenever any portion of a building remains on a site after the demolition or destruction of the building. (g) Whenever any building is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

The condition described above is in violation of Ordinance No. 2050-17 of the Code of Ordinances, which states, This Notice of Violation is in reference to the above-described property (the ###Property###). Our research shows that you are the record owner of the Property. As the Code Official for the City of Mansfield, I inspected the



structure(s) on the Property on (date) and determined that it is in violation of various provisions of the City####s Substandard Building Ordinance. The specific violations are as follows: [or The specific violations are set forth in the attached Inspection Report.]

[list violations and state conditions that cause the property to be in violation]

or

[attach detailed inspection report lists the violations and states the conditions that cause the property to be in violation]

This is your official notice that you will need to bring the property into compliance by Dec 10, 2022. Please note that this list only includes violations existing to the exterior of the structure(s) on the Property. Due to the condition of the exterior of the structure(s) on the Property, the City has cause to believe that there are code violations existing inside the structure(s) on the Property as well. The City is requesting authorization to conduct an inspection of the interior of the structure(s) on the Property within ten (10) calendar days of the date of this letter. If, within ten (10) days, no response to this letter has been received, the City will be required to seek an administrative search warrant in order to evaluate the condition of the interior of the structure(s) on the Property.

Additionally, within thirty (30) days from the date of this letter, you must repair or demolish the structure(s) on the Property, or contact the City with a detailed plan and time schedule for the performance of work necessary to make the Property habitable and to bring the Property (interior and exterior) into compliance with the City####s Code of Ordinances. Failure to respond to this letter in a timely fashion may result in the issuance of citations and/or the initiation of proceedings before the Construction Codes Board of Appeals. The Board may order that the building be repaired, vacated, removed or demolished, secured, or the occupants relocated, as applicable.

Should you have any questions regarding this issue, please feel free to contact me at the telephone number or e-mail address listed below.

Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at (817) 728-3637.

Sincerely,

Narada Lee
Code Compliance Supervisor
narada.lee@mansfieldtexas.gov

RECIPIENTS: PATRONUS LLC (Owner) , Patronus LLC (Tenant)

Certified Mail # 7020 0640 0000 9508 9961

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304 E KIMBALL St.
MANSFIELD, TX 76063

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