



Office of Code Enforcement
P.O. Box 1845, Jonesboro, AR 72403

870-933-4658

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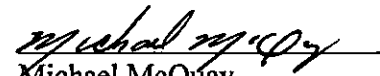
L & E PROPERTIES LLC

PO BOX 204

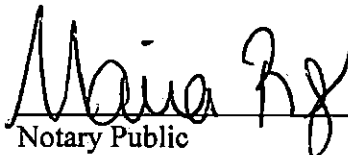
STATE UNIVERSITY, AR 72467-0204

RE: 202 W WOODROW

I, Michael McQuay, a Code Enforcement Officer, being duly sworn upon oath, that I served the attached notice(s) upon each of the persons or firms therein addressed, by depositing copies thereof in the United States Mail, enclosed within envelopes plainly addressed, as shown with postage fully prepaid, at the Jonesboro, Arkansas Post Office located at 310 East Street, Suite A., before 3:00 P.M., on the 21st day of August, 2024.


Michael McQuay
Jonesboro Code Enforcement

Subscribed and sworn to before me the 21st day of August, 2024.


Notary Public



My commission expires: 10 March 2034



Notice of Violation

08/21/2024

L & E PROPERTIES LLC
PO Box 204
State University AR 72467-0204

Case #: 240524
Subject: 202 W WOODROW, JONESBORO, AR 72401

Dear Property Owner:

According to county records you are the owner of the subject property. Please be advised that the structure on this property has been inspected by the City Building and Code Enforcement inspectors and, has been found to be unfit for human habitation by virtue of its dilapidated and unsanitary condition. This property poses a hazard to the public and is a nuisance against public health.

Within 10 (ten) calendar days from the date of this letter you are required to respond to this notice in writing, indicating you intention to either repair, re-inhabit, or raze and remove this structure. Should you choose to repair or rehab the structure, you will have to obtain a building permit and start work within 40 calendar days from the date of this notice. The building permit will be issued for a total of 45 calendar days at which time the repair or rehab work must be complete and able to pass all building, electrical, plumbing, and mechanical inspections.

If you decide to raze and remove this structure, removal and clean-up activities must be completed within 40 days of this notice.

If you decide not to repair or remove this structure, it will be necessary for the City Council to consider condemning the structure to ensure the repair, rehab, securing, and/or razing and removal of this nuisance. All costs involved in the condemnation process would be charged to you. Collection would be actively pursued.

We look forward to your cooperation in this matter. If you have any questions, call our office at (870)933-4658.

Cell: 870-926-1404 Email: dcooley@jonesboro.org

Sincerely,

David Cooley
Code Enforcement Officer
P.O. Box 1845
Jonesboro, AR 72403





DEPARTMENT OF INSPECTION AND CODE ENFORCEMENT

RESIDENTIAL BUILDING INSPECTION REPORT

DATE OF INSPECTION:	AUGUST 21, 2024	CASE NUMBER: 240524
PROPERTY ADDRESS:	202 W. Woodrow St.	
PROPERTY OWNER:	L & E Properties, LLC	

Building is a duplex apartment building. The residence is on a pier foundation. The perimeter of the foundation is in good shape. However, the piers on the interior foundation are breaking down and must be repaired or replaced. Due to the foundation starting to fail the interior floor is sagging. The floor in the bathroom and kitchen areas of both apartments is rotten and fallen in. There is standing water under the building. Some of the floor is so weak it is unsafe to walk on. Many of the floor joist must be replaced followed by most of the subfloor and flooring. The foundation issues are apparent on the roof as well. The lack of support from the foundation is causing the roof to start sagging. Once the foundation is repaired the roof must be closely inspected and any damage repaired. The soffit area of the home has wood that is starting to rot, pull away from the residence, and fall off. All damaged soffits must be repaired or replaced. All windows and doors have some sort of damage. Most of the windows have been broken out and door kicked in. All windows and doors must be repaired or replaced. Due to the damage inside the property the entire electrical system must be replaced, brought up to current code, and pass inspection. Due to the damage inside the property the entire plumbing system must be replaced, brought up to current code, and pass inspection. CURRENTLY THE BUILDING IS A HAZARD TO THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC. THE BUILDING SHOULD BE RAZED IMMEDIATELY TO ENSURE THE SAFETY OF LOCAL CHILDREN AND OTHER CITIZENS, NOT TO MENTION THE BLIGHT TO THE COMMUNITY. PROPERTY IS CURRENTLY SECURED BUT PREVIOUSLY WAS NOT SECURE ALLOWING THE INTERIOR TO BE INSPECTED.

In my opinion, this structure		Is	XX	Is not	Suitable for human habitation.
In my opinion, this structure		Is	XX	Is not	Physically feasible for rehabilitation.
In my opinion, this structure		Is	XX	Is not	Economically feasible for rehabilitation.
In my opinion, this structure	XX	Is		Is not	A public safety hazard and should be condemned immediately.
EMERGENCY ACTION IS WARRANTED: YES NO XX					

Tim Renshaw, Chief Building Inspector	David Cooley, Code Enforcement
	

Municipal Building, 300 South Church Jonesboro, AR/ Phone 870-336-7194/Fax 870-336-1358

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| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage

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Total Postage and Fees

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Sent To

L & E Properties LLC

Street and Apt. No., or PO Box No.

PO Box 204

City, State, ZIP+4®

State University, AR 72467-0204



Postmark
Here

9589 0710 5270 1221 1988 70