

Blighted Property Structure List and Watch List Summary

Code Enforcement Department

Discussion points:

- Intent & Goals of Code Enforcement
- Current Definition of Blight
- Blighted Property List & Watch List
- Code Enforcement Process
 - Tools used to obtain compliance
- Problems encountered
- Progress from June 2014 - December 2015
- Significant Code Enforcement Cases
- Goals for 2016

Intent of Code Enforcement & Departmental Goals

- IPMC [A] 101.3 Intent.

“This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to **provide a minimum level of health and safety** as required herein.”

- **The goal is to obtain compliance.**

Defining Blight

- Sec. 12.5-3. - Definitions.

For purposes of this article, the following terms have the meanings indicated:

- (a) "Blighted" means an unoccupied structure that is a serious or immediate danger to the health, safety, or general welfare of the community, as determined by the Director. Every blighted structure is declared to be a nuisance per se. The Director may determine that a structure is blighted if the structure:
 - (1) is unsecured against unauthorized entry;
 - (2) is attracting illegal activity and calls for police service;
 - (3) is a fire hazard;
 - (4) creates a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of the surrounding area; or
 - (5) has windows, doors, roof, floors, siding, or foundation that are seriously damaged, missing, or structurally unsound.

(Ord. No. G-13-20, § II, 9-5-13)

Departmental Changes

- Staff
 - Inspectors assigned to new Neighborhood Advisory Council (NAC/Patrol) areas.
 - Assistant Manager tasked with “Blighted Properties”
 - Code Enforcement and Planning Department (HPC) staff meet monthly
 - Maintain less than 72 hour response to initiate case
- Equipment:
 - Smart Phones issued to Code Inspectors
 - Tested several mobile computer options and found that the Surface Pro 3 Tablets (with Air cards) were most compatible for our use.
 - Mobile Printers in the vehicles

Departmental Changes – Notice of Violation

- IT/ CE Staff worked together to create this electronic form.
- This form helps to promote consistency and efficiency


 CITY OF FREDERICK DEPARTMENT OF CODE ENFORCEMENT
 140 WEST PATRICK STREET
 FREDERICK, MARYLAND 21701
 301-600-3825
 

NOTICE OF VIOLATION

TO: LOCATION:
 ADDRESS:

AN INSPECTION OF THE ABOVE REFERENCED PROPERTY WAS CONDUCTED ON
 AT AS A RESULT, THE FOLLOWING VIOLATIONS OF THE CITY OF FREDERICK
 CITY CODE LAND MANAGEMENT CODE PROPERTY MAINTENANCE CODE
 AND ARE LISTED BELOW FOR YOUR IMMEDIATE ATTENTION AND COMPLIANCE.

Violation	Description

INSPECTOR: PHONE:

APPEALS TO THIS NOTICE MUST BE MADE IN WRITING TO:
 MANAGER OF DEPT. OF CODE ENFORCEMENT WITHIN 10 DAYS ZONING ADMINISTRATOR WITHIN 20 DAYS

**IF YOU DO NOT COMPLY WITH THIS NOTICE WITHIN THE TIME FRAME SPECIFIED,
 YOU MAY RECEIVE A FINE OF**

Failure to correct the violation may result in the City correcting it and charging the cost to the property owner. A Notice of Appeal must be delivered to the Code Official no later than the earlier of 10 days after the issuance of the Notice of Violation; or the deadline for compliance specified within the Notice of Violation.

Departmental Changes

- Innoprise system available to all City Departments
- Code Enforcement Database available on City Website for anyone to view
- Inspectors Closing their own reports in Innoprise
- All complaints are entered into Innoprise for tracking purposes
- Escalating Fine Structure in place for Grass and Weeds, Snow and Ice and Filth & Rubbish.
- The City of Frederick's IT Department created:
 - iSpires Phone App
 - Code Violation Map showing properties with code violations

Departmental Changes- Code Violation Database

36°F I Want To...? Government Departments Explore Frederick

The City of Frederick Maryland
The City of Clustered Spires

Search

Share RSS Email Print

Job Opportunities
Purchasing Opportunities
Telephone Directory
Alert Frederick County
Mayor and Board Meetings
Online Services
SpireGIS

Topics of Interest

- Police Crime Survey
- Road Closures
- Code Violations Database**
- Yard Waste/ Stormwater Updated Information
- Bike Registration

Business in Frederick Celebrate Frederick
Weinberg Center Clustered Spires Golf Course



Ask the City
Resident Services

The City of Frederick Maryland

Code Enforcement Database

Home | Disclaimer | Spire GIS

Find A Case

Case Status: Any

Date Range: 2007-01-01 to 2016-01-06

Road: []

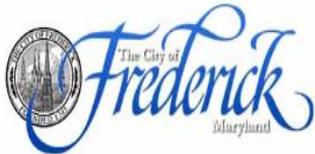
Case Number: []

Nac: Any

Reset Search

Current Blighted Property List and Watch List

Departmental Changes- Current Blighted Property List and Watch List



Code Enforcement Database

[Home](#) | [Disclaimer](#) | [Spire GIS](#)

Find A Case

Case Status:

Date Range:

Road:

Case Number:

Nac:

[Current Blighted Property List and Watch List](#)

Blighted Structure List	Date Added	Property Status as of 10/5/15	Eligible for Removal from List
123-125 N Market St	6/24/2014	Violations corrected - open building permits - property to remain on list	
300 N Market St	6/24/2014	REMOVED	6/6/2015
361 Madison St	6/24/2014	REMOVED	9/30/2015
116 W. All Saints St	6/24/2014	New Property owner - working with CE on open violations. HPC approval issued 4/8/15, Historic District Zoning Certificate issued 4/17/15, Paving permit issued 9/15/15. CE met with property owner 10/1/15, most violation corrected, owner advised that CE & Building Dept must inspect when repairs complete	
Blighted Structure Watch List			
302 N Market St	6/24/2014	REMOVED	7/30/2015
304 N Market St	6/24/2014	REMOVED	7/30/2015
326 N Market St	6/24/2014	REMOVED	7/30/2015
328 N Market St	6/24/2014	Violations corrected	2/25/2016
326 N Market St	6/24/2014	HPC approval issued 9/1/15 for replacement of 28 windows, sills and rear siding. Storefront glass ordered (4-6 weeks for delivery).	
36 S Market St	6/24/2014	Property management company monitoring bi-weekly for grass/weeds & filth/rubbish violations. Demo & Level 1 approval expired, missed deadline for 10/8/15 HPC Workshop. Next deadline is 10/15/15 for 11/12/15 workshop.	
66-70 S Market St	6/24/2014	(Same as above) Property management company monitoring bi-weekly for grass/weeds & filth/rubbish violations. Demo & Level 1 approval expired, missed deadline for 10/8/15 HPC Workshop. Next deadline is 10/15/15 for 11/12/15 workshop.	
20 W Fourth St	6/24/2014	HPC approved demo of the rear addition 1/13/15, Circuit Court hearing 9/28/15, awaiting judgement. The City has no budget for demolition at this time.	
110 E Fourth St	6/24/2014	Property Preservation Company secured the property but has not completed any other items on the current NOV. Working to obtain property owner information.	
107 E Fifth St	6/24/2014	Demolition approval issued 9/1/15, awaiting building permit for demo.	
7 W Sixth St	6/24/2014	Major violations corrected but some violations still need to be addressed. HPC approval needed for exterior repairs. Property owner working with CE & HPC.	
11 W Sixth St	6/24/2014	Structural drawings now complete, need building permit extensions before construction can begin.	
36 E Seventh St	6/24/2014	New property owner as of 7/1/15. Interior work almost complete. HPC approval issued 8/11/15 for porch, molding & foundation.	
111 E Seventh St	6/24/2014	NEW Violations issued 9/10/15 - property condemned 9/10/15 "Unfit for human occupancy"	
138 E Seventh St	6/24/2014	Violations corrected	3/24/2016
383 Catoclin Ave	6/24/2014	Violations corrected	5/12/2016
109 W South St	6/24/2014	New property owner met with CE & HPC 9/29/15 to go over violations & necessary approvals & process. Permits issued for interior work, HPC approval required for exterior violations, property owner to submit applications in October.	
49 S Carroll St	6/24/2014	Violations corrected	10/14/2015
452 Carrolton Dr	6/24/2014	Violations corrected	9/14/2016
597 E Church St	6/24/2014	NOV issues not addressed, Citations to be issued.	
1301 Rosemont Ave	6/24/2014	Violations corrected	10/23/2015
170 Baughman's Lane	6/24/2014	Inspectors unable to see violations from ROW, no access to property granted, CE to re-inspect when line of sight improved.	
6661 Mt Philip Rd	6/24/2014	REMOVED	9/10/2015
1810 Willow Creek	6/24/2014	REMOVED	7/20/2015
1334 David Lane	6/24/2014	REMOVED	9/10/2015
322 Park Ave	6/24/2014	NOV issues not addressed, Citations issued.	

NOV = Notice of Violation HPC = Historic Preservation Commission ROW = Right of Way

Information Sharing:

The most current Blighted Structure List & Watch List can be found on the City of Frederick Website.

Case History Review

- DPW Director had Code Enforcement staff pull case history on properties with above average number of NOV's
- DPW Director and Code Manager conducted site visits to each of the properties and determined if it met the definition of, "Blight"
- Police calls for service were obtained and reviewed.
- DPW Director reviewed the properties with the Code Official and Fire Protection Engineer.
- After all information was gathered and reviewed, the "Blighted Structure List" was formed along with the "Blighted Structure Watch List".

Blighted Structure List

ADDRESS	OWNER
123-125 North Market Street	Julia & James Properties
300 North Market Street	Julia & James Properties
361 Madison Street	Lisa Boone Life Estate
116 West All Saints Street	Timothy Haywood

BLIGHTED STRUCTURE LIST

Effective Date: June 3, 2014

These structures have been evaluated by the Director of Public Works and determined to be Blighted as of the effective date noted.

Blighted Structure Watch List

	ADDRESS	OWNER
1	302 North Market Street	Julia & James Properties, LLC
2	304 North Market Street	Myung D. Ro
3	326 North Market Street	Julia & James Properties, LLC
4	328 North Market Street	Julia & James Properties, LLC
5	526 North Market Street	John Kirby Pontiac, Inc.
6	56 South Market Street	6601 Suitland Road, LLC
7	66-70 South Market Street	6601 Suitland Road, LLC
8	20 W. 4 th Street	City of Frederick
9	110 E. 4 th Street	Douglas Scott
10	107 E. 5 th Street	Habitat for Humanity
11	7 W. 6 th Street	Market St. Investments, LLC
12	11 W. 6 th Street	Dehnad Gasemy
13	36 E. 7 th Street	Jerry L. McHenry
14	111 E. 7 th Street	Julia & James Properties, LLC
15	238 E. 7 th Street	Jamil M. Azat, Ltd.
16	383 Catocin Avenue	Mary Hoy
17	109 W. South Street	Elizabeth Young Life Estate
18	49 S. Carroll Street	Bolivar, LLC
19	452 Carrollton Drive	James Stirewalt
20	597 E. Church Street	Richard Romsburg
21	1501 Rosemont Avenue	Meredith A. Springer, III
22	170 Baughmans Lane	Allan Pickett/Pinewood Properties, LLC
23	6661 Mt. Phillip Road	Philip W. & Lynn M. McCutcheon
24	1810 Willow Creek	Added 07/02/2014
25	1334 David Lane	Added 07/02/2014
26	322 Park Avenue	Added 07/22/2014

Case Review Process

- Code Enforcement Staff reviewed all case history reports on each property in detail.
- If there was an active NOV, we determined;
 1. did the NOV reflect all current violations at the property;
 2. did the NOV reflect the current property owner (if known);
 3. if the property owner made progress since the issuance of the latest NOV; (Including but not limited to obtaining HPC approvals and/or building permits.)
 4. Reviewed all citation(s) previously issued;
 5. determined if citations need be issued to the owner for non-compliance.

Tools used to obtain compliance

- IPMC [A] 107.6 Transfer of ownership.

“ 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 or the owner’s authorized agent 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.”

- CE flags all Blighted/Potentially Blighted Structures with open Notice of Violation(s) to prevent sale/transfer of the property.

Tools used to obtain compliance

- A property with an open Notice of Violation may not be transferred unless the purchaser signs and returns a notarized form.
- This form will require the purchaser to accept responsibility for the violation(s) and bring the property into compliance within the set timeframe.

**Acknowledgement & Acceptance
of Notice of Violation**

RE: 123 Main Street, Frederick, Maryland, 21701

Mr. John Doe, the purchaser of the above-referenced property, does hereby acknowledge receipt of the attached Notice of Violation dated 01/01/2016, and does fully accept the responsibility, without condition, for making the corrections or repairs required by said Notice within the timeframe called for in the Notice.

Mr. John Doe

STATE OF _____,

COUNTY OF _____, to wit:

I hereby certify that on this ___ day of _____, _____, before me, the undersigned, a Notary Public in and for the state aforesaid, personally appeared Mr. John Doe.

AS WITNESS, I have hereunto set my hand and notarial seal the day and year first above written.

Notary Public

My commission expires: _____

Challenges

- Property Owners
 - obtaining property owner information;
 - SDAT is not always up-to-date;
 - properties in foreclosure - no information on property owner;
 - NOV's had been issued prior to the property being transferred and the NOV had to be re-issued to the new owner.
 - may complete work without the required HPC approval;

Challenges

- Abatement Orders - City does not have a dedicated fund to make repairs on Court Ordered Abatements.
- Property Preservation Companies;
 - some companies only complete exterior maintenance (Ex: Grass/Snow removal);
 - major repairs required bids from contractors and an internal approval process which is time consuming;
 - they do not have a representative to obtain HPC approvals or obtain required permits;

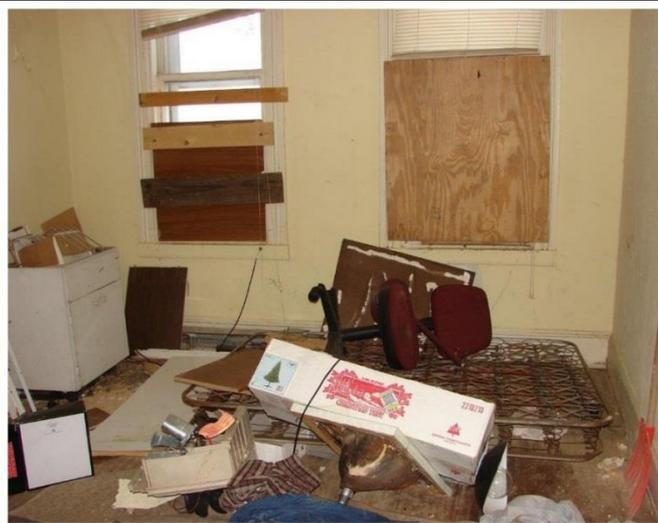
Challenges

- Owners of properties located in the HPC district must obtain approvals prior to making repairs;
 - Owner begins the HPC process & submits an application but fail to follow through.
 - Owner may have been denied HPC approval and may have to change their design and resubmit (this slows the process for compliance.)
 - Owner may have missed HPC meetings or may not be able to attend certain meetings, once again, delaying the process.

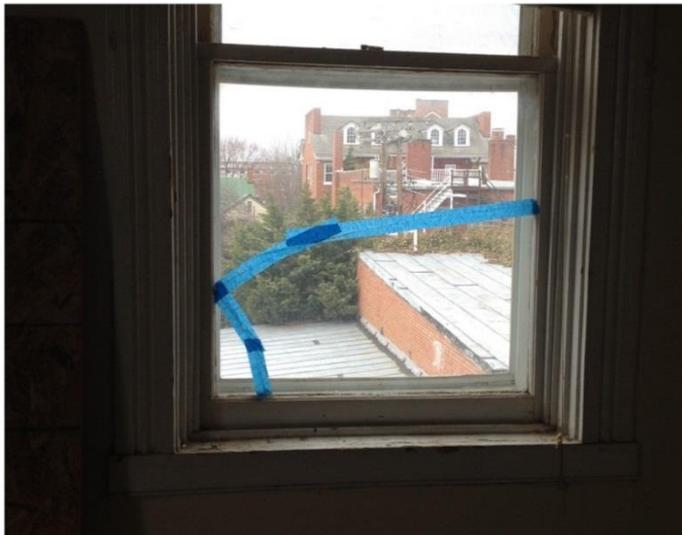
123-125 N. Market Street



123-125 North Market Street



123-125 North Market Street



123-125 North Market



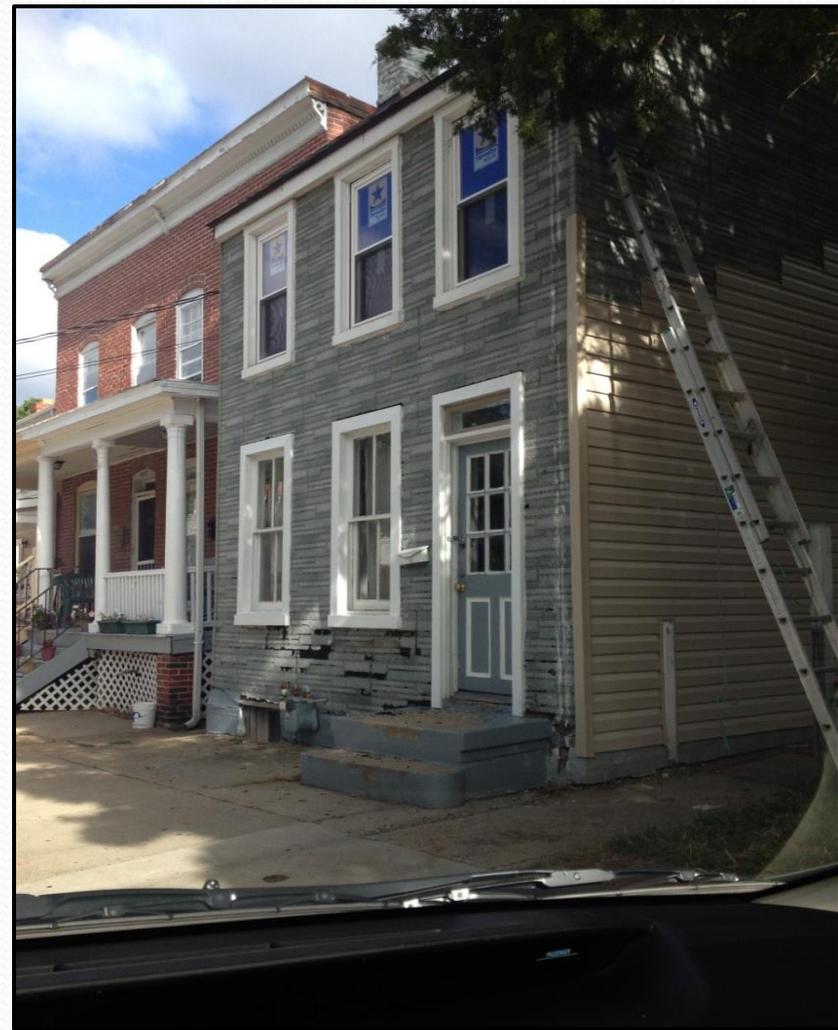
123-125 N. Market Street





361 Madison Street

361 Madison Street



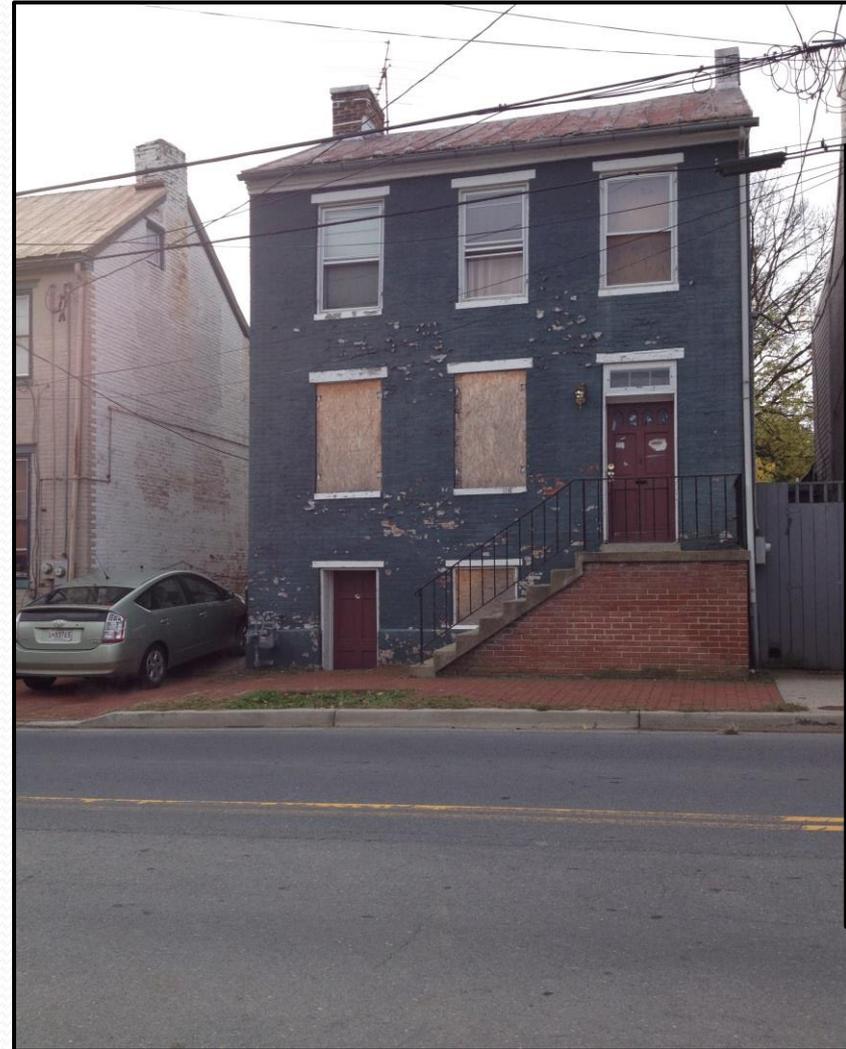
116 West All Saints Street



116 West All Saints Street



116 West All Saints Street



526 North Market Street

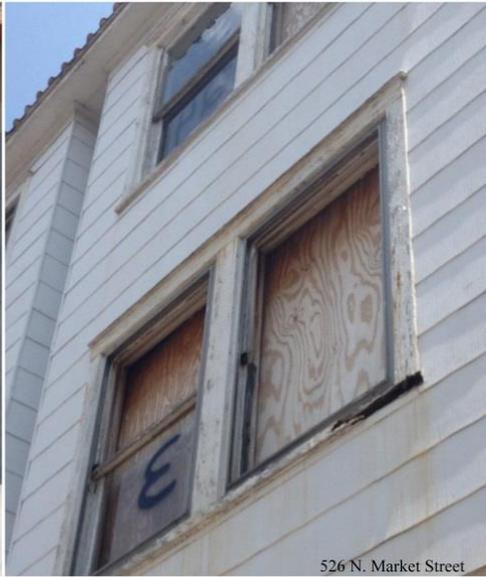


526 N. Market Street
7/3/2014 @ 1:30pm
B. Parks #6221
Market Street Side
front doorway

526 N. Market Street
7/3/2014 @ 1:30pm
B. Parks #6221



526 N. Market Street



526 N. Market Street



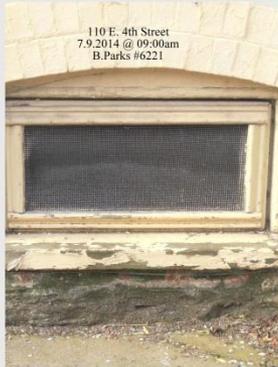
526 N. Market Street



526 North Market Street



110 E. 4th Street



110 East 4th Street



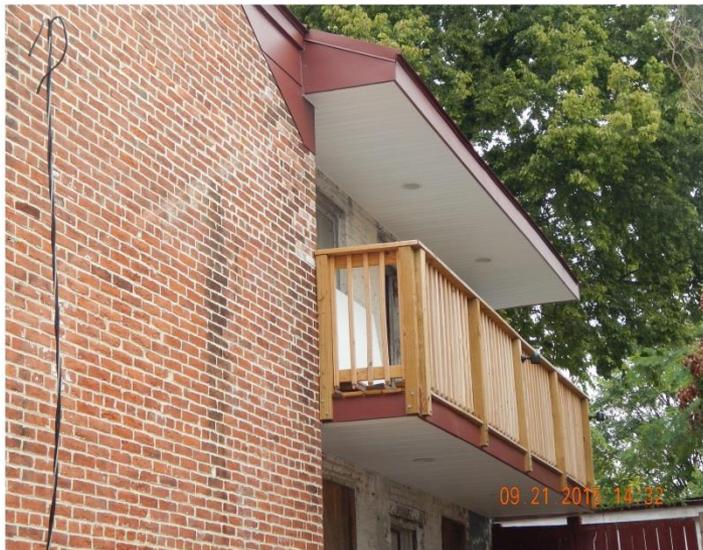
107 E. 5th Street



7 W. 6th Street



7 West 6th Street



7 West 6th Street



11 W. 6th Street



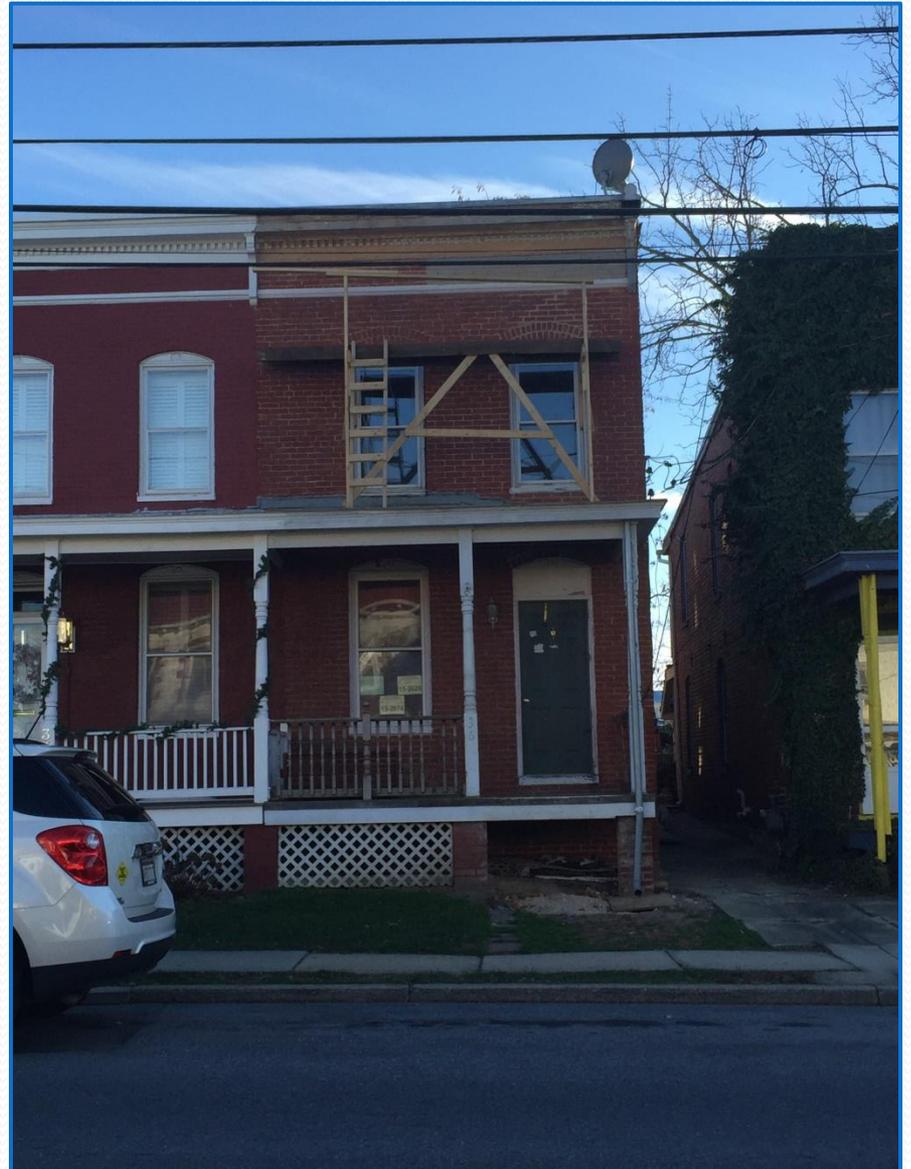
11 West 6th Street



11 West 6th Street



36 E. 7th Street



383 Catoctin Avenue



383 Catoctin Avenue





383 Catoctin Avenue



109 W. South Street



452 Carrollton Drive



452 Carrollton Drive
7/9/2014 @ 12:30pm
B.Parks #6221

452 Carrollton Drive

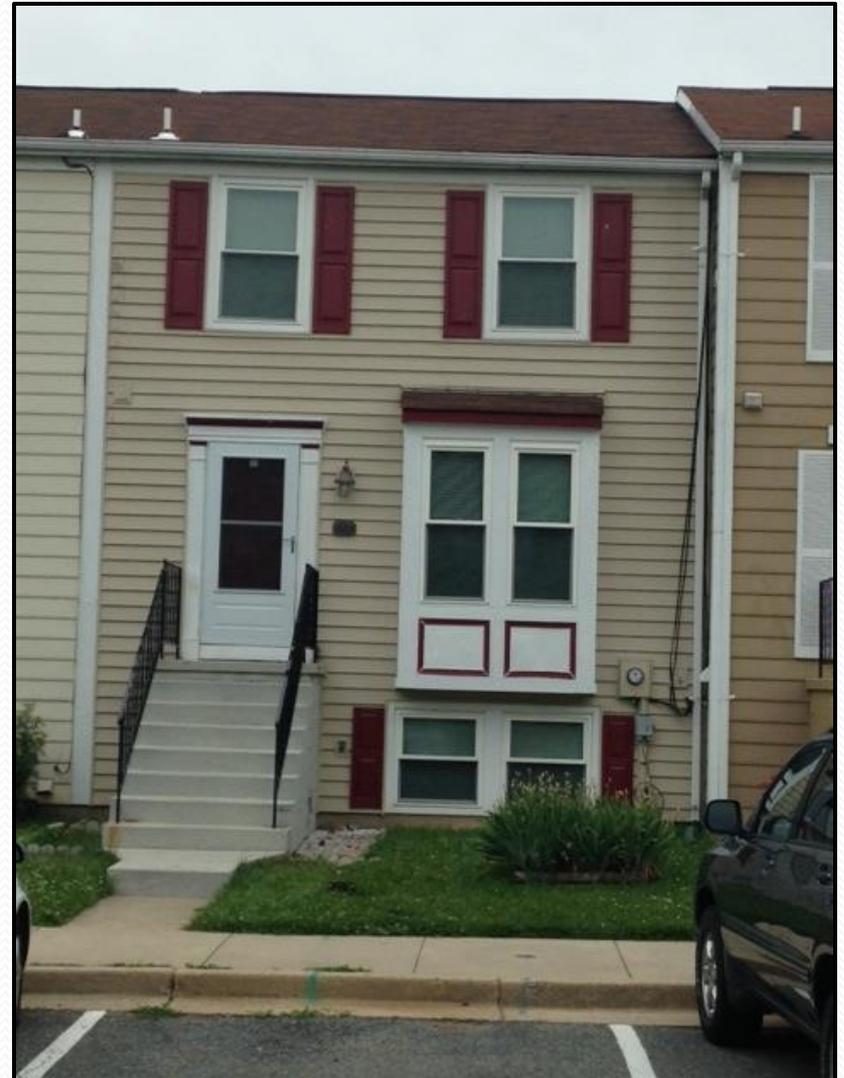


452 Carrollton Drive

452 Carrollton Drive



1334 David Lane



322 Park Avenue



Progress

- June 3, 2014:
 - 4 Properties on the “Blighted Structure List”
 - 26 Properties on the “Blighted Structure Watch List”

- October 5, 2015:
 - 2 Properties remain on the “Blighted Structure List”
 - (No open violations, monitoring both for 1 year)
 - 18 Properties remain on the “Blighted Structure Watch List”
 - 4 have complied but will be monitored for 1 year
 - 14 remaining properties are in the HPC Process, under construction with proper permits/approvals or have been cited for non compliance.)

Blighted Structure List

ADDRESS	OWNER
123-125 North Market Street	Julia & James Properties
116 West All Saints Street	Wen Rong Chen

BLIGHTED STRUCTURE LIST

Effective Date: June 3, 2014

These structures have been evaluated by the Director of Public Works and determined to be Blighted as of the effective date noted.

Blighted Structure Watch List

	ADDRESS	OWNER
1	328 North Market Street	Julia & James Properties, LLC
2	526 North Market Street	John Kirby Pontiac, Inc.
3	56 South Market Street	6601 Suitland Road, LLC
4	66-70 South Market Street	6601 Suitland Road, LLC
5	20 W. 4 th Street	City of Frederick
6	110 E. 4 th Street	Douglas Scott
7	107 E. 5 th Street	Habitat for Humanity
8	7 W. 6 th Street	Market St. Investments, LLC
9	11 W. 6 th Street	Dehnad Gasemy
10	36 E. 7 th Street	Scott Grant
11	111 E. 7 th Street	Julia & James Properties, LLC
12	238 E. 7 th Street	Jamil M. Azat, Ltd.
13	383 Catocin Avenue	Oleg Kruglikov
14	109 W. South Street	Income One, LLC
15	452 Carrollton Drive	James Stirewalt
16	597 E. Church Street	Richard Romsburg
17	170 Baughmans Lane	Allan Pickett/Pinewood Properties, LLC
18	322 Park Avenue	Jeff Delmontagne

Up and coming

- Code Staff is going green.
 - We will no longer print paper case files, all case documents will be electronic.
- Awaiting access to State of Maryland Foreclosed Property Registry
- All Inspectors will be attending CEZOA meetings throughout the year to obtain information related to Code and Zoning
- Code Division Manager will be providing training to all Frederick City Police Officers
 - This will include how we can work together on Code related issues.
 - This training will be completed by February 19, 2016.
- Assistant Manager and Inspector Evans are working with DFRS (Division of Fire and Rescue Services) to schedule trainings/ networking opportunities



Code Enforcement Cases





Code Concerns

- Life Safety & Property Maintenance
 - Interior: Egress, Smoke Detectors, heat, water, electrical, mechanical
 - Exterior: Roofs, Broken Windows, Structural (Porches) etc.
- <https://youtu.be/BJ2cvKTULdo>
- <https://www.youtube.com/watch?v=bZd2ScoYxAA>
- <https://www.youtube.com/watch?v=YFcBOyIHmQU>

In Closing

- The Code Enforcement Division is dedicated to the work that we do. Each case is a multifaceted case with many decisions to be made.
- Paramount to our mission is our goal of making Frederick a desirable place to live and work as well as a memorable place for tourists to visit.
- The progress made to date is due to the joint effort of:
 - Citizens Reporting Violations
 - Neighborhood Advisory Council's (NAC's)
 - Blighted Vacant Property Committee
 - All City Departments (Building/Permits; Economic Development; Engineering; Finance; Legal , Police, DPW etc.)
 - Other Departments such as Fire Department; Housing Authority; Frederick Community Action Agency etc.
 - Elected Officials
 - City Departments to include Fire, Police, DPW