

THE CITY OF SUGAR HILL
STATE OF GEORGIA

CITY OF SUGAR HILL,	:	
	:	
Plaintiff,	:	CASE NUMBERS:
v.	:	20-1002
	:	20-1003
DONROB INVESTMENTS, LP,	:	20-1001
	:	
Defendants.	:	

NOTICE OF APPEAL

COMES NOW, Defendant, DonRob Investments, LP, and files this Notice of Appeal and request for Administrative Hearing on the above referenced case numbers.

This Notice of Appeal is timely made within the 10-day period.

Respectfully submitted, this 29th day of June, 2020.

/s/ Thomas H. Camp
Thomas H. Camp
Georgia Bar No. 625655
Counsel for Defendant

The Camp Firm LLC
P.O. Box 2349
Newnan, Georgia 30264
(678) 464-1366
Harry@TheCampFirm.com



June 19, 2020

Donrob Investments, LP
c/o James T Robinson Jr
2515 Heritage Ct
Buford, GA 30518-3227

RE: 4839 East Broad St , Sugar Hill, Georgia 30518

Mr. James T Robinson Jr,

This letter is written to provide notice that the property located at 4839 East Broad Street., Sugar Hill, Georgia 30518 (hereinafter referred to as the "Property") has been determined to be and is declared to be dangerous, unsafe, insanitary and unfit for human occupation. The Property is further described as: Land Parcel No. 7292 105

The Property, which has been abandoned was inspected on June 16, 2020 by the Code Enforcement Officer Caleb Harris and Building Inspector Mauricio Torres for the City of Sugar Hill, Georgia. Upon inspection, the Building Inspector found various violations of the 2012 International Property Maintenance Code ("IMPC"), as well as severe damage and deterioration to the structure including the complete collapse of the front section of the building and the collapse of a large section of roof system located at the side and rear part of the building in violation of Section 108.1.5; further, walls, overhangs, windows and doors severely damaged and deteriorated in violation of Sections 304.1.1. and 304.4. Additionally, the electrical system is severely damaged and deteriorated in violation of Section 604. Further, the property has become an attractive nuisance and present a danger to the public in violation of Section 108.1.5. Based upon the inspection, all structures located on the Property are determined and declared to be unsafe and unfit for human occupancy pursuant to Sections 108.1.1 and 108.1.3 of the IPMC. Pursuant to Section 108, this Property is condemned. No further occupancy of the buildings is permitted.

It is hereby ordered that all buildings, structures, and appurtenances be demolished. A demolition permit shall be obtained from the City of Sugar Hill within thirty (30) days of receipt of this letter. All materials, trash, and concrete shall be removed from the site, and all gas, plumbing, electrical connections and sewer or septic systems shall be abandoned. Further, the lot shall be graded, seeded, and hayed. All work shall be completed no later than July 30, 2020.

You have the right to appeal the decision of the Code Enforcement Officer. Any appeal must be in writing and must be filed with the City Clerk within ten (10) days of the date of this letter. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of this matter. Further, your failure to comply with this order within the time proscribed will result in demolition and debris removal by the City of Sugar Hill, and the cost of such demolition and removal will be charged as a lien against the Property.

Sincerely,

Caleb Harris
Code Enforcement Officer

A handwritten signature in black ink, appearing to read 'Caleb Harris', written over the printed name and title.

5039 West Broad Street
Sugar Hill, Georgia 30518

Code Enforcement
Street/Gas Department

770-945-6734
770-271-2137

COURTESY

Notice of Non-Compliance

To: DonRob Investments, LP
2515 Heritage Ct
Box#
Buford, GA 30518

Date: 6/19/2020

Case #: 20-1003

Property

Location: 4839 East Broad St, Parcel Tax ID: 7292 105

It is the responsibility of this office to uniformly ensure that properties within the City are kept in such a manner that the quality of life for all citizens is not adversely affected. We send out notices to inform property owners of conditions that are detrimental to quality of life and good property maintenance. We have included a copy of the applicable ordinance for your use and understanding. Please be advised that, on **6/19/2020**, Code Enforcement Officer **Harris** observed the following non-compliance / possible violations on the above referenced property location:

Details of Non-Compliance:

Property Maintenance

House nearest to R.H Smith Blvd is vacant and unfit for human habitation and occupancy. Entrances must be boarded up to prevent the property from becoming an attractive nuisance. A copy of the ordinance is enclosed.

Code Section(s):

Code	Description
International Property Maintenance Code Section 108.2	Closing of vacant structures.

Please take appropriate action to correct this issue by **6/29/2020**. If you do not take corrective action, we may be forced to take further action up to and including issuing a citation for non-compliance with City Ordinances. Thank you for your prompt action to eliminate the non-compliance.

If you have any questions, **please call Officer Harris**. They will gladly discuss the issue with you.

City of Sugar Hill

Inspections / Code Enforcement

Mauricio Torres 770-945-6734 (Ext. 1102)
Donna McDaniel 770-945-6734 (Ext. 1101)
Caleb Harris 770-945-6734 (Ext. 1109)

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Details of Non-Compliance:

Property Maintenance

Roofing and sheeting have holes which admit rainwater into the structure. Roofing shall be sound, tight, and not have any defects. A copy of the ordinance is enclosed.

Code Section(s):

Code	Description
International Property Maintenance Code Section 304.7	Roofs and drainage.

Please take appropriate action to correct this issue by **6/29/2020**. If you do not take corrective action, we may be forced to take further action up to and including issuing a citation for non-compliance with City Ordinances. Thank you for your prompt action to eliminate the non-compliance.

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Details of Non-Compliance:

Property Maintenance

Grass/Weeds/Uncultivated vegetation in excess of 12 inches on the property. All vegetation in excess of 12 inches must be maintained and vegetation removed from fencing and buildings. A copy of the ordinance is enclosed.

Code Section(s):

Code	Description
Municipal Code Section 14-313.	Grass Weeds and uncultivated vegetation.

Please take appropriate action to correct this issue by **6/29/2020**. If you do not take corrective action, we may be forced to take further action up to and including issuing a citation for non-compliance with City Ordinances. Thank you for your prompt action to eliminate the non-compliance.

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