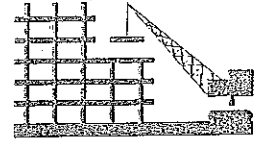


CITY OF ATLANTIC CITY
DIVISION OF CONSTRUCTION
ROOM 101 - CITY HALL
ATLANTIC CITY, NEW JERSEY 08401
609-347-5660
FAX 609-347-6437



NOTICE OF VIOLATION

Address: 145 S. Ocean Ave. Blk: 56 Lot: 19

Date: April 3, 2014

Please be advised that the following are the violations found and the orders and deadlines for compliance.

VIOLATIONS:

1. You did do construction work to change the use of the structure without first obtaining the required construction permit therefor, in violation of N.J.A.C. 5:23-2.14(a).
2. You did change the use of a portion of the structure without first applying for and then securing the required Certificate of Occupancy, in violation of N.J.A.C. 5:23-2.6.

ORDERS AND DEADLINES:

1. On or before May 30, 2014 construction permits must be secured to de convert the structure back to what was approved by the last approved land use certificate (copy attached) that approves 8 rooms and 1 apartment or secure a new land use approval for the 12 rooms and 3 apartments that currently illegally exist and secure the required construction permits for the conversion along with a certificate of occupancy as required by N.J.A.C. 5:23-2.6.

It should be noted that Per Chapter 132 of the City Code (titled) Flood Damage Prevention (copy attached) Living space is not permitted below the base flood elevation. This property is located in an AE10 zone and the required Base Flood elevation is 11ft.

Should you have any questions concerning this Notice please contact Wallace Shields, Construction Official / Flood Damage Administrator at (609) 347- 5660.

Cc: file

Rose Ann Lafferty

Director finch

CITY OF ATLANTIC CITY
DIVISION OF CONSTRUCTION

Date Issued 04/02/2014
Control #
Permit #

UCC NEW JERSEY
NOTICE OF VIOLATION AND ORDER TO TERMINATE

IDENTIFICATION

Work Site Location 145 OCEAN AVENUE S

Block 56 Lot 19

Owner in Fee PIZICAS, ALICE

Agent/Contractor

Address 145 S OCEAN AVENUE

Address

ATLANTIC CITY, NJ 08401-

ACTION

Date of Notice 04/02/2014

Compliance Due Date 04/16/2014

Date of Inspection 04/02/2014

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that:
YOU HAVE CHANGED THE USE OF A PORTION OF THE STRUCTURE WITHOUT SUBMITTING A APPLICATION FOR A CERTIFICATE OF OCCUPANCY IN
VIOLATION OF N.J.A.C.5:23-2.6-1(3)

You are hereby ordered to terminate the said violations on or before 04/16/2014. No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

[X] Failure to comply with this Order will subject you to a penalty of \$1000 per week.

[] You are hereby ordered to pay a penalty in the amount of \$ 0 for each violation for a total penalty of \$ 0. Each week that any of the said violations remain outstanding after / / shall result in an additional penalty of \$ 0 per week.

If you wish to contest the validity of the above action, you may request a hearing before the Construction Board of Appeals of the ATLANTIC COUNTY within 15 days of receipt of these Orders. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$100 to be forwarded with your application to the Construction Board of Appeals office at PO BOX 719, NEW ROAD AND DALPHIN AVE. NORTHFIELD NJ 08225.

If you have any questions concerning this matter, please call: 609-347-5140.

NOTICE OF VIOLATION AND ORDER TO TERMINATE:

NOTICE AND ORDER OF PENALTY:

SCO DATE:

CO DATE: 4-2-14

CITY OF ATLANTIC CITY
DIVISION OF CONSTRUCTION

Date Issued 04/04/2014
Control #
Permit #
Permit Issued / /

UCC NEW JERSEY
NOTICE OF UNSAFE STRUCTURE

Work Site Location 145 OCEAN AVENUE S Block 56 Lot 19

Owner in Fee PIZICAR, ALICE
Address 145 B OCEAN AVENUE
ATLANTIC CITY, NJ 08401-
Agent
Address

ACTION

Please take notice that as a result of the inspections conducted by this agency on 04/03/2014 on the above property, an unsafe condition/imminent hazard has been found to exist pursuant to N.J.S.A. 52:27a-122 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition/imminent hazard is described as follows:

THE JACOBI ELECTRICAL SERVICE CABLE HAS EXPOSED CONDITIONS AND MAY BE UNSUPPORTED FOR THE LOAD CAUSING UNSAFE CONDITION AS TO POSSIBLE SNICK
HAZARD AND/OR FIRE HAZARD

[] You are hereby ordered to immediately and forthwith vacate the above structure or portion thereof.

[X] You are hereby ordered by no later than 04/05/2014 to demolish/vacate the above structure or to make the following repairs or improvements to render the structure safe and secure:

REPAIR/REPLACE DAMAGED SERVICE CABLE AND SECURE PERMIT FOR SAME AND/OR VACATE STRUCTURE AND ADVISE CONSTRUCTION OFFICIAL OF SAME

Failure to correct the unsafe condition/imminent hazard or refusal to comply with this notice will result in this matter being forwarded to legal counsel for prosecution. Please be advised you have until 04/07/2014 in which to notify this Agency of your intention to accept or reject these terms.

If you wish to contest the validity of the above action, you may file an appeal with the Construction Board of Appeals of the ATLANTIC COUNTY within 15 days of receipt of this notice as provided by N.J.A.C. 5:23A-2.1. Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. The Application to the Construction Board of Appeals may be used for this purpose. If necessary, you may include a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

In accordance with N.J.A.C. 5:23A-2.1(f), the application must be accompanied by a fee of \$100. The application and fee must be forwarded to the Construction Board of Appeals Office located at PO BOX 719, NEW ROAD AND DELFIN AVE. MORTMERTON NJ 08225.

BY ORDER OF
U.C.C. FE40 (rev. 2/97) NJ WORKS 3426
Construction Official

UCC NEW JERSEY
NOTICE OF VIOLATION AND ORDER TO TERMINATE

IDENTIFICATION

Work Site Location 145 OCEAN AVENUE S

Block 54 Lot 19

Owner in Fee RIZIDAS, ALICE

Agent/Contractor

Address 145 S OCEAN AVENUE

Address

ATLANTIC CITY, NJ 08401-

ACTION

Date of Notice 04/03/2014

Compliance Due Date 05/30/2014

Date of Inspection 04/03/2014

WE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that:
PER THE ATTACHED TITLE(NOTICE OF VIOLATION)

You are hereby ordered to terminate the said violations on or before 05/30/2014. No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

X1 Failure to comply with this Order will subject you to a penalty of \$2000 per week.

X2 You are hereby ordered to pay a penalty in the amount of \$ 0 for each violation for a total penalty of \$ 0. Each week that any of the said violations remain outstanding after / / shall result in an additional penalty of \$ 0 per week.

If you wish to contest the validity of the above action, you may request a hearing before the Construction Board of Appeals of the ATLANTIC COUNTY within 15 days of receipt of these Orders. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$100 to be forwarded with your application to the Construction Board of Appeals office at PO BOX 719, NEW ROAD AND DULPIN AVE. NORTHFIELD NJ 08225.

If you have any questions concerning this matter, please call: 609-397-5660

NOTICE OF VIOLATION AND ORDER TO TERMINATE

NOTICE AND ORDER OF PENALTY:

SCO DATE:

CO DATE: 4-4-14

CITY OF ATLANTIC CITY
DIVISION OF CONSTRUCTION

Date Issued 04/02/2014
Control #
Permit #

UCC NEW JERSEY

NOTICE AND ORDER OF PENALTY

Work Site Location 145 OCEAN AVENUE S Block 56 Lot 19
IDENTIFICATION
Owner in Fee PIZIGAS, ALICE Agent/Contractor
Address 145 S OCEAN AVENUE Address
ATLANTIC CITY, NJ 08401

ACTION

Date of Notice 04/02/2014 Compliance Due Date 04/16/2014 Date of Inspection 04/02/2014

TAKE NOTICE that you have been found to be in violation of the State Uniform Construction Code Act and Regulations promulgated thereunder in that:
YOU CONDUCTED CONSTRUCTION TO CREATE A CHANGE OF USE WITHOUT FIRST OBTAINING A CONSTRUCTION PERMIT IN VIOLATION OF
N.J.A.C.5:23-2.14

You are hereby ordered to terminate the said violations on or before 04/16/2014. No Certificate of Occupancy or Approval will be issued unless the said violations are corrected.

☐ Failure to comply with this Order will subject you to a penalty of \$ 0 per week.

☐ You are hereby ordered to pay a penalty in the amount of \$2000 for each violation for a total penalty of \$ 2000. Each week that any of the said violations remain outstanding after 04/16/2014 shall result in an additional penalty of \$ 1000 per week.

If you wish to contest the validity of the above action, you may request a hearing before the Construction Board of Appeals of the ATLANTIC COUNTY within 15 days of receipt of these Orders. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your address and name, the address of the building or site in question, the permit number, the specific sections of the Regulations in question, and the extent and nature of your reliance on the Regulations and, if necessary, a brief statement setting forth your position and the nature of the relief sought by you. You may also append any documents that you consider useful.

The fee for an appeal is \$100 to be forwarded with your application to the Construction Board of Appeals office at PO BOX 719, NEW ADDD AND DELPHIN AVE. MORTFIELD NJ 08225.

If you have any questions concerning this matter, please call 609-347-3660.

NOTICE OF VIOLATION AND ORDER TO TERMINATE:

NOTICE AND ORDER OF PENALTY:

SCO DATE:

CO DATE:

4-2-14