



City of Charleston
Office of Development Services
915 Quarrier Street, Suite 1
Charleston, WV 25301

NOTICE OF DEMO OR REHAB

Building Department (304) 348-8105, ext. 346

To Property Owner:

**WVTK LLC
18102 SENECA TR
MARLINGTON, WV 24954**

Property Maintenance Inspection of: 1905 Crescent Road, City of Charleston, WV 25302, September 24th, 2026
by PM Inspector Dion Nichols **APN: 019.0242.0000.12 W-7**



(Continued on Back)

Violations of the International Property Maintenance Code found:

- PM-102.5** Workmanship (Repairs, maintenance work, alterations, or installations which are caused by the enforcement of this code shall be executed in a workmanlike manner)
- PM-108.1** Unsafe structures and equipment general. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or it is found unlawful, such structure shall be condemned pursuant to the provisions of the code.

- PM-108.1.3** **Structure unfit for human occupancy.** A structure unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure, or to the public.
- PM-110.1** **General:** The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgement is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to raze and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to raze and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to raze and remove such structure.
- PM-110.3** **Failure to comply.** If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
- PM-301.2** **Responsibility.** The owner of the premises shall maintain the structure and exterior property in Code compliance. A person shall not occupy or permit another person to occupy premises which are not in a sanitary and safe condition and do not comply with the Code.
- PM-301.3** **Vacant structures and land.** All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
- PM-302.1** **Sanitation.** All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- PM-304.18** **Building security.** (Doors, windows or hatchways for dwelling units shall be provided with devices designed to provide security for the occupants and the property within.
- PM-304.2** **Protective treatment.** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.
- PM-304.4** **Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- PM-304.13.1** **Glazing.** (All glazing materials shall be maintained free from cracks and holes.)
- PM-304.15** **Doors.** (All exterior doors, door assemblies, and hardware shall be maintained in good condition.)





MEET WITH THE CODE OFFICIAL AT 915 QUARRIER STREET IN SUITE 5 TO DISCUSS VIOLATIONS:

Call 348-8105, ext. 346, to schedule a meeting with the inspector. If no contact is made a citation will be issued mandating your appearance in Municipal Court.

PM-107.6 Transfer of ownership. It shall be unlawful for the owner to sell, transfer, mortgage, lease or otherwise dispose of a condemned structure without bringing the property into compliance or furnishing the grantee, transferee, mortgagee or lessee a true copy of the Notice of Violation and furnishing the code official with a signed and notarized statement of receipt of a copy of the Notice of Violation from the grantee, transferee, mortgagee or lessee accepting responsibility for compliance.

APPEAL RIGHTS

Pursuant to PM-111.1, Any person affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 20 days after the day of the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or the requirements of this code are adequately satisfied by other means or that the strict application of any requirement of this code would cause an undue hardship.

And PM-111.3 Notice of Meeting. The board shall meet upon notice from the chairman, within ten days of the filing of an appeal, or at stated periodic meetings.

And PM-111.4 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of not less than two-thirds of the board membership.

And PM-111.6-111-6.2 The Board shall modify or reverse the decision of the code official only by a concurring vote of a majority of the total number of appointed board members. The decision of the Board shall be recorded. Copies shall be furnished to the appellant and to the code official. The code official shall take immediate action in accordance with the decision of the Board.

And PM-111.7 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer. See West Virginia Code 29A 5-4.

And PM-111.8 Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

9/25/26
Date


Billy W. Smith
Code Official

