

NOTICE OF RESET

CITY OF NEW ORLEANS CODE ENFORCEMENT AND HEARINGS BUREAU

Case Number: 22-03404-MPM

Monday, December 5, 2022

CITY OF NEW ORLEANS VS

Francesca M Munne Freudenberger

Curt L Freudenberger

**Owner(s) of
1230 Webster St.**

As the owner of record for property located at 1230 Webster St. you stand accused of violating the following section(s) of the Code of the City of New Orleans based on an inspection on 7/11/2022:

Code Section	Violation
CCNO 26-167(a)	167 Exterior Surfaces
CCNO 26-167(b)	167 Paint or Protective Treatment
CCNO 26-169	169 Structure
CCNO 26-169	169 Floor Joists
CCNO 26-169	169 Upright Boards/Framing
CCNO 26-169	169 Studs
CCNO 26-171	171 Exterior Walls
CCNO 26-171	171 Weatherboards
CCNO 26-172	172 Gutters and Downspouts
CCNO 26-174	174 Decorative Features
CCNO 26-176	176 Stairways
CCNO 26-176	176 Decks Porches and Balconies
CCNO 26-178	178 Handrails and Guardrails
CCNO 26-179	179 Windows
CCNO 26-179	179 Door Frames
CCNO 26-181	181 Doors
CCNO 26-241	241 Abatement by Boarding

During this time of the COVID-19 crisis, our goal is to minimize the number of people entering the office each day, in order to reduce the possibility of exposure to COVID-19. All hearings are public hearings and will be recorded. For the safety of the public and staff, due to the necessity for social distancing required by the COVID-19 pandemic we can only permit 2 owners or representatives to be in person at the hearing. All others have the option to send statements by mail or email or appear via videoconference. The inspector will re-inspect the property at least five days in advance of the date of the hearing.

Under penalty of law you are hereby commanded to appear in person, via teleconference or virtual platform at a hearing relative to this matter which will be held on **Thursday, March 2, 2023 at 9:30 AM.**

IN PERSON: 1340 Poydras Street, Suite 1100. **Masks are required.** Upon arrival, your temperature will be taken. Only owners or their representative(s) will be allowed to attend the hearing in the office. Identification will be required.

FOR TELECONFERENCE: Dial **415-655-0001** and use the following access code: **2492 309 7843.**



WEBEX VIDEO CONFERENCE: Please login at <https://nola.webex.com/nola/j.php?MTID=m63683d7cc63dec0ec77cc4a06a64c1f5> and use password: **rPjbeY2dX65.**

You can also find this link on the Code Enforcement website at www.nola.gov. Go to Departments. Select Code Enforcement then select the Calendar of Hearings & Meetings.

The purpose of the hearing is to determine if you are liable of failing to comply with the aforementioned code section(s) of the City of New Orleans. A hearing officer will determine if your property stands in violation. If you fail to appear at this hearing it shall be considered an admission of liability; therefore your attendance is imperative. A penalty of up to \$500.00 per violation may be ordered, plus any applicable fees and costs.

In addition to determining if your property stands in violation with the aforementioned code section(s), the hearing officer may order any and all necessary and lawful measures to correct or abate any violation(s) contained therein. This includes, but is not limited to: correcting, repairing or altering your property to comply with the law, securing the premises from entry by others, and if your violations create an unsafe structure that endangers the health, safety and welfare of the public, abatement by demolition may be ordered. You must abate the property as ordered within a stipulated time-frame as ordered by the hearing officer. Please be advised that each day violation(s) continue after the compliance period concludes is considered a separate offense and subjects you to additional daily penalties, as determined by the hearing officer, and shall accrue for one year or until the violations are corrected, whichever occurs first.

Moreover, if you fail to timely comply with any abatement measure ordered by the hearing officer, the City may abate your property as ordered with the full costs of abatement, repairs or demolition, plus any applicable fees, being borne by you.

A lien and privilege against your land to secure all applicable fines, fees, costs and penalties that are ordered by a hearing officer may arise. Any lien and privilege shall be recorded and will appear on your next annual ad valorem tax bill and shall be paid prior to the payment of your ad valorem taxes. Any failure to timely pay this lien and privilege may result in the sale of your land at a public auction to pay for the outstanding lien or privilege.

You may present any relevant evidence and testimony at the hearing and may be represented. You may submit date-stamped photographic or other documentary evidence at the hearing. Your presence will not be deemed an admission of liability if you submit duly verified evidence to the Office of Code Enforcement 10 days prior to the date of the hearing indicating compliance with the law, but the hearing officer still has the legal authority to determine your liability based solely upon your submitted documentary evidence, even if you are not physically present.

Additional information, including a document checklist for hearings, is available at <http://www.nola.gov/Code-Enforcement/>

The hearing previously held has been rescheduled. Under penalty of law you are hereby commanded to appear at the reset hearing relative to this matter which will be held

**9:30 AM, Thursday, March 2, 2023
at 1340 Poydras Street, Suite 1100.**

