

Congress of the United States
Washington, D.C. 20515

April 11, 2022

The Honorable Louis DeJoy
Postmaster General and Chief Executive Officer
United States Postal Service
475 L'Enfant Plaza, S.W.
Washington, D.C. 20260

Dear Postmaster General DeJoy,

We are writing to express our concern over the poor physical condition of the United States Post Office located at 121 E. Crogan Street in Lawrenceville, Georgia (PIN5146A071). The building is located in the county seat of the second largest county in Georgia and has become an eyesore and safety hazard in a part of town that is rapidly growing. We strongly request that the USPS take immediate steps to remedy the situation.

In July 2021, the City of Lawrenceville Planning and Development Department investigated the facility and found the property in violation of nearly 30 local code violations. These violations range from lack of maintenance to the building's deteriorating roof structure, landscaping, and more. These violations risk not only the safety of the employees but also the hundreds of local residents that visit the facility on a regular basis. Attached to this letter is the city of Lawrenceville's official written notice of violation. This document lists each of the violations and includes images to accompany them.

Lawrenceville city leaders have communicated these violations directly to the post office, but have yet to receive any meaningful response or action taken to address the vast majority of these issues. The post office is located in the heart of downtown Lawrenceville, which has experienced rapid growth and development in recent years, but the facility has not been kept up to code and has avoided municipal fines since it falls under the jurisdiction of the federal government.

As such, we request that the United States Postal Service review the attached information and either address the code violations as outlined by the city of Lawrenceville or consider relocating the post office to a new facility that conforms to local code.

Please feel free to contact our staffs or the City of Lawrenceville should you have any questions or concerns related to the matter.

Sincerely,



Carolyn Bourdeaux
Member of Congress



Jon Ossoff
United States Senator

CC:

Jacqueline Krage Strako, Chief Commerce and Business Solutions Officer and Executive Vice
President, United States Postal Service

Benjamin P. Kuo, Vice President of Facilities, United States Postal Service



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Todd Hargrave
Planning and Development Director
70 S. Clayton Street
Lawrenceville, GA 30046
July 15, 2021

United States Postal Service
121 E. Crogan Street
Lawrenceville, GA

Re: USPS Post Office Lawrenceville, Georgia, 121 E. Crogan Street (PIN5146A071)

To whom it may concern,

This letter serves as an *OFFICAL WRITTEN NOTICE OF VIOLATION* of your obligation to conform to the requirements of the codes and ordinances of the City of Lawrenceville.

A citation is not being issued at this time; however, failure to correct the violations identified below and remain in compliance with the codes, ordinances, and regulations of the City of Lawrenceville by Wednesday, August 4, 2021 could result in enforcement action and fines. The Director for good cause shown on a case-by-case basis may modify the deadline for compliance.

During a period beginning on Wednesday, June 23, 2021, and concluding on Friday, July 10, 2021, the City of Lawrenceville Planning and Development Department, Code Enforcement Unit found the subject property and existing improvements to be in violation of the various requirements of the City of Lawrenceville Code of Ordinances and other ordinances and regulations of the City. To summarize, the Department found the subject property and existing improvements to be in various states of disrepair, which could have been prevented by instituting quality control measures including routine maintenance and repair to the landscape, parking lot, sidewalks, and structure. Ultimately, it is the responsibility of the property owner, regardless of stature, to maintain their property to a standard consistent with the policies of the City of Lawrenceville.

A detailed description of the various violations, along with exhibits, may be found below and attached to this document.

Code of Ordinances, Chap. 10 – Building and Building Regulations- temporary pole to support structure.
2018 International Building Code adopted by reference as though they were copied herein fully:

- International Building Code –
 - Chap. 15 – Roof Assemblies and Rooftop Structures; Section 1502 Roof Drainage; Section 1503 Weather Protection; Section 1506 Materials; Section 1507 Requirements For Roof; Section 1510 Rooftop Structures; Section 1511 Reroofing
 - Exhibit No. 1 – Lack of Maintenance – Roof in Disrepair, Reroofing Required
 - Exhibit No. 2 – Lack of Maintenance – Roof in Disrepair, Reroofing Required
 - Chap. 16 – Structural Design; Section 1603 Construction Documents
 - Exhibit No. 3 – Structural Design
 - Chap. 23 – Wood; Section 2302 Design Requirements; Section 2307 Load and Resistance Factor Design; 2308 Conventional Light-Frame Construction, etc.

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- Exhibit No. 4 – Column (Temporary Support Beam), Load and Resistance Factor Design, Requires Official Structural Engineering Report
- International Existing Building Code
- International Property Maintenance Code
 - Chap. 1 – Scope and Administration, Part 2 – Administration and Enforcement, Section 108 Unsafe Structures and Equipment
 - Chap. 3 – General Requirements, Section 304 Exterior Structure
 - Chap. 5 – Special Building Construction Regulations (Type of Construction; Classification).
 - Exhibit No. 5 – Column (Temporary Support Beam), Pressure Treated Wood Required
 - Exhibit No. 6 – Lack of Maintenance - Exposed Wire, Structure must be weather resistant

Code of Ordinances, Chapter 10, Article II. - Property

Section 10-30. - Grass, weeds, and uncultivated vegetation.

Premises and exterior property shall be maintained free from grass, weeds or uncultivated vegetation in excess of 12 inches in height. All weeds shall be maintained per this section but shall also be contained so as not to encroach on adjacent properties. Property owners of developed property shall be required to maintain the right-of-way from the property line to the street curb in this same manner. This regulation is not to be applied to undeveloped property or to portions of developed property where the intent is to leave the property in its natural state, nor to allow landscape islands or other designed areas to return to a natural state due to a lack of maintenance. However; the following shall apply to undeveloped properties and portions of developed property where the intent is to leave the property in its natural state:

- 1) Grass, weeds or uncultivated vegetation shall be maintained to a height of less than 12 inches along the right-of-way frontage at a minimum distance of 20 feet interior to the property.
 - 2) Grass, weeds or uncultivated vegetation shall be maintained to a height of less than 12 inches along the side and rear property lines at a minimum distance of 20 feet interior to the property when undeveloped property abuts an adjacent developed property to minimize encroachment of undesirable vegetation.
 - 3) Exceptions to subsections (1) and (2) above are required stream and zoning buffers however vegetation within buffers shall be maintained so that it does not encroach onto other properties.
- Exhibit No. 7 – Lack of Maintenance – E. Pike Street landscape (west view)
 - Exhibit No. 8 – Lack of Maintenance – Jackson Street landscape (south view)
 - Exhibit No. 9 – Lack of Maintenance – Jackson Street Landscape (north view)
 - Exhibit No. 10 – Lack of Maintenance – W. Crogan Street (front yard area)
 - Exhibit No. 11 – Lack of Maintenance – W. Crogan Street (front yard area)

Code of Ordinances, Chapter 10, Article III. - Buildings

Section 10-57. - Exterior surface treatment.

All exterior surfaces, including, but not limited to, siding, doors, door and window frames, cornices, porches, window shutters, gutters, and other similar exterior surfaces and trim shall be maintained in good repair. Exterior wood surfaces, other than decay-resistant woods, shall have a protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding or masonry joints shall be maintained weather-resistant and watertight. All exterior surfaces shall be kept clean of visible signs of mold, mildew or algae growth.



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- Exhibit No. 12 – Lack of Maintenance – Exposed Wire, Holes; Masonry Joints shall be maintained Weather-Resistant and Watertight.
- Exhibit No. 13 – Lack of Maintenance – Exterior Surface Treatments: Cornices, Gutters and Porches;
- Exhibit No. 14 – Lack of Maintenance – Exterior Surface Treatment: Cornices, Gutters and Porches

Section 10-58. - Exterior walls.

Exterior walls of buildings shall be maintained free from holes, breaks, or loose or rotting materials, and shall be maintained weatherproof and properly surface-coated as needed to prevent deterioration.

- Exhibit No. 15 – Lack of Maintenance – Exterior Wall: Holes require weatherproofing (west view)
- Exhibit No. 16 – Lack of Maintenance – Exterior Wall; Holes require weatherproofing (east view)

Section 10-59. - Roofs.

Roofs of buildings shall be maintained so that they are structurally sound, in a safe condition and have no defects which might admit rain or cause dampness in the interior portions of a building. Roofs and gutters shall be kept free of excessive accumulations of leaves, pine straw, or other debris.

- Exhibit No. 17 – Lack of Maintenance – Existing Defects
- Exhibit No. 18 – Lack of Maintenance – Existing Defects

Section 10-63. - Decorative features.

Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair.

- Exhibit No. 19 – Lack of Maintenance - Cornices, Gutters and Porches
- Exhibit No. 20 – Lack of Maintenance - Cornices, Gutters and Porches

Article V. - Duties of Property Owners, Enforcement, Unlawful Acts, Notice of Violation and Emergency Nuisance Procedure

Section 10-118. - Duties of property owner.

It is the duty of the owner of every property located within the City limits to:

- 1) Construct and maintain such property in conformance with all applicable codes in force within the City limits, and any such ordinances which regulate and prohibit activities on property and which declare it to be a public nuisance to construct or maintain any property in violation of such codes or ordinances; and
- 2) Keep such property reasonably clean and free of any materials or conditions which create a health or safety hazard either on such property or to surrounding persons or properties.

2018 IPMC International Property Maintenance Code, Chapter 3 General Requirements, Section 301, General, Subsection 301.2 Responsibility

The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit, rooming unit or housekeeping unit* are

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responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit, rooming unit, housekeeping unit or premises* they occupy and control.

2018 IPMC International Property Maintenance Code, Chapter 3 General Requirements, Section 302, Exterior Property Areas, Subsection 302.3 Sidewalks and Driveways

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

- Exhibit No. 21 – Lack of Maintenance – Parking Lot (W. Crogan Street)
- Exhibit No. 22 – Lack of Maintenance - Parking Lot (Jackson Street)
- Exhibit No. 23 – Lack of Maintenance – Parking Lot (E. Pike Street)
- Exhibit No. 24 – Lack of Maintenance - Parking Lot (Chestnut Street)
- Exhibit No. 25 – Lack of Maintenance – ZIP CODE
- Exhibit No. 26 – Lack of Maintenance - Parking Lot
- Exhibit No. 27 – Lack of Maintenance - Parking Lot

Please see the attached photographs (Exhibits) depicting the issues. Feel free to contact me should you have any questions.

Sincerely,

Todd Hargrave



Todd Hargrave

Director | Planning and Development
Office: 678.407.6563 | Mobile: 470.214.8597

Todd.hargrave@lawrencevillega.org
Lawrencevillega.org | DowntownLawrencevilleGa.com

Enc: Exhibit No 1 through Exhibit No 27

C: Mr. Chuck Warbington, City Manager
Mr. David R. Still, Mayor
Mr. Glenn Martin, Council Member, Post 1
Mrs. Victoria Jones, Mayor Pro Tem, Post 2
Mr. Robert P. Clark, Council Member, Post 3
Mr. Keith Roche, Council Member, Post 4
Mr. Steve North, Deputy City Manager
Mr. Barry Mock, Assistant City Manager

Mr. V. Lee Thompson, Jr., Thompson, Sweeny, Kinsinger & Pereira, P.C.
Mr. Frank Hartley, Esq., Thompson, Sweeny, Kinsinger & Pereira, P.C.
Mrs. Helen Appenzeller Balch, Deputy Director Planning and Development
Mrs. Jessica Watson, Code Enforcement Supervisor
Vesna Kurpahic, Office of U.S. Congresswoman Carolyn Bourdeaux (GA-07)
Arthur Tripp, District Director, U.S. House of Representatives
Carolyn Bourdeaux, United States Representative (GA-07)
Robert Allen, USPS Postmaster, City of Lawrenceville

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