



The City of Laurel

Mississippi

Post Office Box 647
Laurel, Mississippi 39441

Notice of Complaint

September 26, 2025

EDWARD CROSBY JR
2192 HWY 28 WEST
P O BOX 285
TAYLORSVILLE, MS 39168

FROM: City of Laurel Inspection Dept. Phone (601) 428-6438

Address and Nature of Complaint: S OF 201 FLORA AVE PPIN 14652

BUILDING INSPECTOR'S FINDINGS:

An inspection of your property at the above stated address has been made and has revealed that the conditions of this property are in violation of the *International Property Maintenance Code*. Your property has an accessory building (Shed) without a main structure. The accessory build shall not be used for human habitation. The Inspection Department is requesting that you review the existing conditions and correct the offending conditions by removing your accessory building(shed).

ARTICLE 2. DEFINITIONS: ACCESSORY STRUCTURE- (Appurtenant structure) means a structure, which is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures should constitute a minimal initial investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pol barns, and hay sheds.

402.02.02 Detached accessory buildings, not exceeding two (2) stories in height, including one (1) private garage, private stable or servants' quarters, when located not less than sixty (60) feet from the front lot line, nor less than the distance required for the main building from any side of lot line; provided that if the accessory building is located within the "required" rear yard, no clearance from a side line will be required. The area of accessory buildings shall not exceed fifty percent (50%) of the area in the main building. The stable shall provide for not more than one (1) horse or mule for each twenty thousand (20,000) square feet of lot area. Servants' quarters shall be occupied only by servants employed on the

premises. The area of servants' quarters shall not exceed fifty percent (50%) of the area permitted for all accessory buildings on the premises. An accessory building may be constructed as a part of the main building, in which case the regulations controlling the main building shall apply.

EXECUTIVE ORDER NO. MA 9

(Regarding Moratorium on storage shed and/or similar structures being used as dwellings)

WHEREAS, an issue concerning the use of storage sheds as temporary dwellings has recently arisen;

WHEREAS, it is necessary to place a temporary moratorium on the issuing of permits for the establishment of portable and/or stationary storage shed and/or similar structures which are 1,000 square feet or less to be used use as dwellings until such time as a zoning regulation addressing the same is adopted.

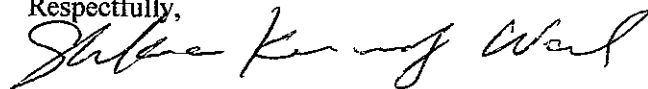
NOW, THEREFORE, it is ordered that a moratorium is in place on the issuing of permits for the establishment of portable and/or stationary storage sheds and/or similar structures which are 1,000 square feet or less to be used use as dwellings until such time as a zoning regulation addressing the same is adopted.

SO ORDERED this the 13th day of May, A.D. 2021

You must remove this accessory building within the next 10 days (October 6, 2025). Failure to remove your accessory building will result in the City of Laurel taking action to have the structure removed/ demolished. The cost of said removing/demolished will be assessed to the Property Identification Number associated with this property and subject you to legal proceedings.

Please give this notice the immediate attention it requires. If you have any questions do not hesitate to call the Inspection Department.

Respectfully,



Shikinia Kennedy-Ward
Code Enforcement



The City of Laurel

Mississippi

Post Office Box 647
Laurel, Mississippi 39441

Notice Page 1

Date: AUGUST 29, 2025

CARPENTER LARRY
1844 LINDSEY AVE.
LAUREL, MS 39440

From: City of Laurel's Inspection Department

A: SUBJECT PROPERTY:

Dilapidated residence located at 1844 LINDSEY AVE., LAUREL, MS. 39440.

This notice is in regards to the legally described property as follows:

Parcel Number: 135E-29-14-025.00

PPIN Number: 10408

Street Address: 1844 LINDSEY AVE., LAUREL MS 39440.

Our records indicate that you are the owner of the above-described property. Also, the Jones County tax records indicate that this property is assessed to you. If this property has recently been sold, please contact the Inspection Department with the updated information. If this property is no longer owned by you, or has been sent in error, please contact the inspection department at (601) 428-6438 or (601) 422-3391.

Notice Page 2

Date: August 29, 2025

Address: 1844 LINDSEY AVE., Laurel, MS 39440

B: Inspection Department's Decision:

An inspection has been made of the structure located on the property described on page 1. Based on that inspection, the Inspection Department has determined the building is in an unsafe, and/or unfit condition for occupancy. There are deficiencies in the structure such as: dilapidated structure, unsecure structure, plumbing, mechanical and/or electrical systems. A list of specific deficiencies are attached to this letter as "**Exhibit A**" on page 3.

This property is in such a state of disrepair so as to be a threat to the public health, safety of the adjoining property owners and the community. Therefore, it is requested that action be taken to repair, secure or demolish the building and to clean the lot on which the structure is located.

D: OWNERS OBLIGATION

If you choose to repair the structure you must obtain all necessary permits within ten (10) DAYS of the date of this notice.

All repairs must be made in compliance with the International Building Code, which the City of Laurel has adopted. A building permit is required and must be obtained in the Inspection Department at City Hall. All repairs **MUST BE APPROVED** by Building Inspector in advance.

The building is currently unsafe and/or unfit for occupancy and must be or remain vacated. As the owner of the property, it is your responsibility to have or keep the building vacated. While vacated, the building must remain secure against unauthorized entry. Persons found in the structure are subject to removal and/or municipal citations.

If you elect to demolish the structure, a demolition permit must be obtained within ten (10) days from the date of this notice. The deadline is SEPTEMBER 10, 2025.

E: FAILURE TO TAKE ACTION

If you fail to respond or act as directed to this notice, it will result in the City of Laurel taking action to have the structure secured and/or demolished. The cost of said securing will be assessed to the Property Identification Number associated with this property and subject you to legal proceedings.

Please give this notice the immediate attention it requires. If you have any questions do not hesitate to the Inspection Department.

Sincerely,

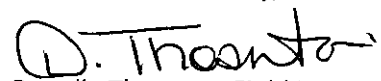

Donelle Thornton, Field Inspector

Exhibit A

Date: August 29, 2025

Address: 1844 LINSDEY AVE., Laurel, MS 39440

The following deficiencies have been noted for the structure located at 1844 LINDSEY AVE., LAUREL, MS.

These deficiencies must be corrected in order for the structure to meet the minimum standards of the International Residential Building Codes and the City of Laurel's Ordinance.

Deficiencies are as follows:

Deficiency: Dilapidated wall, ceiling, floor and roof structures.

Compliance: Repair or replace all items to meet code standards.

Deficiency: Dilapidated exterior and interior components

Compliance: Repair or replace all damaged components to meet code standards

Deficiency: Dilapidated plumbing

Compliance: Repair or replace to damaged plumbing to meet code standards

Deficiency: Dilapidated electrical and wiring and components

Compliance: Repair or replace to meet electrical code standards

Deficiency: A vacant structure that is not secured against entry will be deemed unsafe. All openings into a vacant structure must be so secured so as to prevent entry. Openings shall be defined as windows, doors, crawl spaces or any other means of ingress or egress.

Compliance: Secure all openings. Openings shall be defined as windows, doors, crawl spaces or any other means of ingress or egress.

**NOTICE: FAILURE TO LIST AN ITEM THAT NEEDS REPAIR OR REPLACEMENT DOES NOT
CONSTITUTE A WAIVER OF THAT ITEM.**