

ARTICLE 4. FENCES

4-401. PURPOSE. Permit is required for all fences before construction, there shall be no fee for this permit. The governing body has found that fences shall not be constructed or placed closer than four (4) feet from any curb, alley or street. This section does supersede Section 13-110 of this code, sidewalks cannot be obstructed. The four (4) foot restriction does not relieve the owner from ascertaining the location of their property line and City of Bazine right of way and/or property. If the four (4) foot set back means the fence is located on City of Bazine right of way and/or property, the fence may be removed at owners' expense by the city or their agents.

4-402. DEFINITIONS.

(a) Enforcing officer - means the public officer or his or her authorized representative.

(b) Fence – shall include any barrier enclosing or bordering a field, yard, etc., usually made of posts and wire or wood, used to prevent entrance, to confine, or to mark a boundary.

4-403. ENFORCING OFFICER; DUTIES. The enforcing officer is hereby authorized to exercise such powers as may be necessary to carry out the purposes of this article, including the following:

(a) Inspect any fence to determine if it is located at least four (4) feet from curb or street.

(b) Have authority to enter upon premises at reasonable hours for the purpose of making such inspections. Entry shall be made so as to cause the least possible inconvenience to any person in possession of the fence. If entry is

denied, the enforcing officer may seek an order for this purpose from a court of competent jurisdiction;

(c) Report all fences which he or she believes to be located closer than four (4) feet to a curb or street to the governing body;

4-404. ORDER OF VIOLATION. (a) The governing body shall serve upon the owner, any agent of the owner of the property or any other person, corporation, partnership or association found by the public officer to be in violation of section 4-401 an order stating the violation. The order shall be served on the owner or agent of such property by certified mail, return receipt requested, priority mail, commercial courier service, overnight delivery service or other reliable personal delivery service. If the property is unoccupied and the owner is a nonresident, then by mailing the order by certified mail, return receipt requested, priority mail, commercial courier service, overnight delivery service or other reliable personal delivery service, to the last known address of the owner.

(b) If the owner or the agent of the owner of the property has failed to accept delivery or otherwise failed to effectuate receipt of a notice or order sent pursuant to this section during the preceding twenty-four month period, the governing body of the city may provide notice of the issuance of any further orders to abate or remove a fence from such property or provide notice of the order by such methods including, but not limited to, door hangers, conspicuously posting notice of such order on the property, personal notification, telephone communication or first class mail. If the property is unoccupied and the owner is a nonresident, notice provided by this section shall be given by telephone communication or first class mail.

4-405. SAME; CONTENTS. The order shall state the condition(s) which is (are) in violation of section 4-401. The order shall also inform the person, corporation, partnership or association that

(a) He, she or they shall have 45 days from the receipt of the order to abate the condition(s) in violation of section 4-401; provided, however, that the governing body [or its designee named in section 4-403] shall grant one or more extensions of the 45 day period if the owner or agent of the property demonstrates that due diligence is being exercised in the abatement of the conditions in violation of section

4-401; or,

(b) He, she or they have 10 days from the receipt of the order, plus any additional time granted under subsection (a), to request a hearing before the governing body or its designated representative of the matter as provided by section 4-408;

(c) Failure to abate the condition(s) or to request a hearing within the time allowed may result in prosecution as provided by section 4-406 and/or abatement of the condition(s) by the city as provided by section 4-407.

4-406. FAILURE TO COMPLY; PENALTY. Should the person, corporation, partnership or association fail to comply with the order to abate the condition or request a hearing the public officer may file a complaint in the municipal court of the city against such person, corporation, partnership or association and upon conviction of any violation of provisions of section 4-401, be fined in an amount not to exceed \$100.00 or be imprisoned not to exceed 30 days or be both fined and imprisoned. Each day during or on which a violation occurs or continues after notice has been served shall constitute an additional or separate offense. (Code 2014)

4-407. ABATEMENT. In addition to, or as an alternative to prosecution as provided in 4-9

section 4-406, the public officer may seek to remedy violations of this article in the following manner. If a person to whom an order has been served pursuant to section 4-404 has neither alleviated the conditions causing the alleged violation nor requested a hearing before the governing body within the time periods specified in section 4-405, the public officer may present a resolution to the governing body for adoption authorizing the public officer or other agents of the city to abate the conditions causing the violation at the end of 10 days after passage of the resolution. The resolution shall further provide that the costs incurred by the city shall be charged against the lot or parcel of ground on which the nuisance was located as provided in section 4-. A copy of the resolution shall be served upon the person in violation in one of the following ways:

(a) Personal service upon the person in violation;

(b) Certified mail, return receipt requested, priority mail or commercial courier service; or

(c) In the event the whereabouts of such person are unknown and the same cannot be ascertained in the exercise of reasonable diligence, an affidavit to that effect shall be made by the public officer and filed with the city clerk, and the serving of the resolution shall be made by publishing the same once each week for two consecutive weeks in the official city newspaper and by posting a copy of the resolution on the premises where such condition exists.

(d) If the owner or the agent of the owner of the property has failed to accept delivery or otherwise failed to effectuate receipt of a notice or order sent pursuant to this section during the preceding twenty-four month period, the governing body of the city may provide notice of the issuance of any further orders to abate or remove a nuisance from such property or provide notice of the order by such methods including, but not limited to, door hangers, conspicuously posting notice of such order on the property, personal notification, telephone communication or first class mail. If the property is unoccupied and the owner is a nonresident, notice provided by this section shall be given by telephone communication or first class mail.

(Code 2014)

4-408. HEARING. If a hearing is requested within the 10 day period as provided in section 4-405, such request shall be made in writing to the governing body. Failure to make a timely request for a hearing shall constitute a waiver of the person's right to contest the findings of the public officer. The hearing shall be held by the governing body or its designated representative as soon as possible after the filing of the request therefore, and the person shall be advised by the city of the time and place of the hearing at least five days in advance thereof. At any such hearing, the person may be represented by counsel, and the person and the city may introduce such witnesses and evidence as is deemed necessary and proper by the governing body or its

designated representative. The hearing need not be conducted according to the formal rules of evidence. Upon conclusion of the hearing, the findings of the governing body or its designated representative shall be prepared in resolution form, adopted by the governing body, and the resolution shall be served upon the person in the manner provided in section 4-207. (Code 2014)

4-409. COSTS ASSESSED. If the city abates or removes the nuisance pursuant to section 4-407, the city shall give notice to the owner or his or her agent by certified mail, return receipt requested, priority mail or commercial courier service, of the total cost of the
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abatement or removal incurred by the city. The notice shall also state that the payment is due within 30 days following receipt of the notice. The city also may recover the cost of providing notice, including any postage, required by this section. The notice shall also state that if the cost of the removal or abatement is not paid within the 30-day period, the cost of the abatement or removal shall be collected in the manner provided by K.S.A. 12-1,115, and amendments thereto, or shall be assessed as special assessments and charged against the lot or parcel of land on which the nuisance was located and the city clerk, at the time of certifying other city taxes, shall certify the unpaid portion of the costs and the county clerk shall extend the same on the tax rolls of the county against such lot or parcel of land and it shall be collected by the county treasurer and paid to the city as other city taxes are collected and paid. The city may pursue collection both by levying a special assessment and in the manner provided by K.S.A. 12-1,115 and amendments thereto, but only until the full cost and applicable interest has been paid in full. (Code 2015)