



Town of Front Royal Planning and Zoning

102 E. Main St.
PO Box 1560
Front Royal, VA 22630

Main: 540-631-2802
Fax: 540-631-2727
dwells@frontroyalva.com

June 27, 2024

2 East Main LLC
11760 Sunrise Valley Dr Apt 1004
Reston, VA 20191

NOTICE OF UNSAFE STRUCTURE

Re: 2 E Main St, Front Royal, VA 22630, Tax Map # 20A8 4 14

On June 26, 2024, as the Maintenance Code Official for the Town of Front Royal, I determined the above-mentioned property to be an unsafe structure. During my inspection I observed a vacant, unsecure and open structure that constitutes a danger to the health, safety and welfare of any occupants or the public requiring corrective action. **This property shall be made safe or demolished** per the Virginia Maintenance Code, Part III of the Uniform Statewide Building Code (USBC) referencing the 2021 International Property Maintenance Code (IPMC), or you may consult with a Registered Design Professional to have the structure brought back into compliance by renovation.

To address the condition of the Property, you have thirty (30) calendar days from the date of this letter to submit a written abatement plan to the Department of Planning and Zoning for consideration. This abatement plan shall be in writing and needs to identify the method of abatement (repair or demolition) and a prompt timeframe for completion of this abatement of the unsafe structure. **Please note that (1) a Town zoning and (2) County building permit is required for all demolition work and most repair work.**

If a written abatement plan is not received by the Department of Planning and Zoning within thirty (30) calendar days, the Town will proceed with all available actions to abate the conditions of the Property, which may include demolition and removal of the unsafe structure.

**THIS STRUCTURE IS UNFIT FOR HABITATION AND ITS USE OR OCCUPANCY HAS BEEN
PROHIBITED BY THE CODE OFFICIAL**

Please contact our office no later than July 27, 2024, with a plan of action.

Respectfully,

Daniel Wells
Property Maintenance Official