



City of Abilene

Board of Building Standards Agenda

Notice is hereby given of a meeting of the Board of Building Standards of City of Abilene to be held on April 5, 2023 at 8:30 a.m. at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.

CALL TO ORDER

EXECUTIVE SESSION

The Board of Building Standards of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss legal standards for board action and any of the matters listed below, as authorized by the noted Texas Government Code Sections:

A. 551.071 (Consultation with Attorney)

PUBLIC HEARINGS:

STATEMENT OF POLICY

In all cases, except where specifically stated otherwise, buildings must be secured and the lot clean and mowed by the owner within ten (10) days of receipt of notice of results of this hearing. If this is not done, the City may do so and bill the owner. In any case where the Board orders the owner to demolish a structure or structures, but the owner fails to demolish or appeal the Board's order, the City may demolish. Any appeal must be filed in district court within 30 calendar days after the aggrieved party receives notice of the Board's decision. At the hearing, you should be prepared to present the following information:

- 1. Specific time frame needed to complete repairs.*
- 2. Specific scope of repair work to be completed.*
- 3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.*

You have the right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.

MINUTES

- A. Public hearing and possible approval of March 2023 Board of Building Standards meeting minutes.

AGENDA ITEMS

- A. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001153: 3110 Russell Ave. (SCOTT HIGHWAY PLACE, BLOCK 14, LOT 15), Owner: Borrego Jose

- B. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001429: 757 Mesquite St. (LT 19 147 LEWIS OT 1 ABL TIF#1), Owner: Rooted Land Company, LLC
- C. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002033: 2342 N. Treadaway Blvd (MORNINGSIDE ADDN, BLOCK D, LOT E PT LT 7-8 & LOT 9), Owner: Cherry, Carressa
- D. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281), Owner: Hirsch Victor John III & Candice Jo
- E. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003303: 2001 Collins Ave (C L HICKMAN OF NORTH PK, BLOCK 26, LOT 1 1.3 OF BLK 26 NORTH PARK), Owner: Davis, Troy Et Al
- F. Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000434: 3034 S. 11th St. (FRANK E SMITH OF SAYLES & HUGHES, BLOCK 3, LOT 2), Owner: Throckmorton, Neil
- G. Discussion and possible election of acting chairman to serve in the absence of the regular chairman.

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 30th day of March, 2023, at 2:35 p.m.

*Kaitlin Richardson, Deputy City
Secretary, TRMC*



**Board of Building Standards
Agenda Memo**

Meeting Date:4/5/2023

TO:

FROM:

**SUBJECT: Public hearing and possible approval of March 2023 Board of
Building Standards meeting minutes.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

1. 03.1.23 BOBS mins 03.1.23 BOBS mins.docx

**BOARD OF BUILDING STANDARDS
MEETING MINUTES
March 1, 2023 8:30 a.m.
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mr. David Beard, Chairman
Dr. Wayne Paris
Mr. Delbert Allred
Mr. Jeremy McBrayer
Mr. Gary Webb
Mr. Lloyd Turner
Mr. Will Duggar

Staff Present: Mr. Tim Littlejohn, Director of Planning and Development Services
Mr. Van Watson, Building Official
Ms. Kelley Messer, Assistant City Attorney
Mr. Clay Door, Code Compliance Division Manager
Mr. Robert Marsh, Property Maintenance Inspector
Mr. Ricky Wright Jr., Property Maintenance Inspector
Mr. Kendall Cooper, Property Maintenance Inspector

Others Present: Mr. Roland Borden (1334 Elm)
Mr. Alex Gonazales (2116 Sears Blvd)
Mr. Antony Crisp (626 N 8th)
Ms. Carisma Ramirez (3042 Pine)
Mr. Brian Blair – Lamar National Bank (302 N. Mockingbird)
Ms. Adelita Zapata (258 Ross)

CALL TO ORDER

Mr. Beard called the meeting to order at 8:30 a.m. Mr. Cooper recorded the minutes. A quorum of members was present, and the meeting proceeded.

APPROVAL OF MINUTES

The minutes of the last meeting, January 4th, 2023, were provided in advance to Board Members for review.

Mr. Allred made a motion to approve the January minutes as written.

The motion was seconded by Mr. Turner, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard

NAYS: None

ABSTAIN: None

AGENDA ITEMS & PUBLIC HEARINGS

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-000806: 2116 Sears Blvd (SEARS PARK, BLOCK 32, LOT 15, TAYLOR COUNTY, TEXAS), Owner: Meza Christopher R & Gonzales Alexander

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order: Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits

Public Hearing: Mr. Beard opened the public hearing. Mr. Alexander Gonzales stated that he had submitted a plan of action. Mr. Gonzales stated he would begin remodeling the property once he received his permit.

Mr. Beard closed the public hearing.

Mr. Allred made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Dr. Paris, motion passed

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001921: 3042 Pine St. (NORTH PARK ADDN, BLOCK 24, LOT N82.5 S329.25 E390, ACRES .74, TAYLOR COUNTY, TEXAS) Owner Ramizez, Raul S.

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554

- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

Order: Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits

Public Hearing: Mr. Beard opened the public hearing. Ms. Carisma Ramirez stated she inherited the property September 16, 2021. The property has been in her family her entire life. She has never known the property to have utilities but it is her plan to get everything renovated in the next 2-3 years. She has had an electrician look at the property and is wanting to get a temporary electric pole to start remodeling.

Mr. Beard closed the public hearing.

Mr. Turner made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Allred, motion passed

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard
NAYS: None

(Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002218: 626 N. 8th S100X160 OUTLOT 3 SW1/4 177 OT ABL TIF#1, TAYLOR COUNTY, TEXAS) Owner Antioch Christian Methodist Episcopal

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (5) Hazardous Plumbing - Chapter 8; Sec 8-554 (5)
- (6) Hazardous Mechanical Equipment - Chapter 8; Sec 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (9) Faulty materials of construction Chapter 8: Sec. 8-554
- (10) Inadequate exits Chapter 8; Sec. 8-554

Order: Owner is to repair or demolish – 60 days to provide plan of action including a timeframe for repair or demolition

Public Hearing: Mr. Beard opened the public hearing. Mr. Anthony Crisp spoke on behalf of the church. Mr. Crisp stated the church is having a conference in April where a decision would be made about using a demolition company of their choice or using a company provided by the city of Abilene. Mr. Crisp stated that the church had secured funds for the demolition.

Mr. Beard closed the public hearing.

Board discussion: discussed tabling the case for 30 or 60 days until the church was able to come up with a plan. Ultimately the board chose to give the church 60 days to provide a plan of action for repair or demolition and pull the appropriate permits.

Mr. Allred made a motion that the owner is to repair or demolish – 60 days to provide plan of action including a timeframe for repair or demolition and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Dr. Paris, motion passed

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard
NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case #22-002320: 1334 / 1334 1/2 Elm St. (J H DARNELL OF BELLEVUE OUTLOT 1, BLOCK 6, LOT 6, TAYLOR COUNTY, TEXAS), Owner: Roland Borden, Inc.

Mr. Allred made a motion to untable the case and was 2nd by Mr. Turner, motion passed.

AYES Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard
NAYS: None

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8; Sec. 8-554 (d, e, f, & l)
- (2) Structural Hazard Chapter 8; Sec. 8-554 (d & g)
- (3) Nuisance, Chapter 19-15 (b & d)
- (4) Hazardous electrical wiring Chapter 8; Sec. 8-554
- (5) Hazardous plumbing Chapter 8; Sec. 8-554
- (7) Faulty weather protection Chapter 8; Sec. 8-554 (b, c, d)

Order: Owner to repair – 30 days to obtain all permits and provide a plan of action including a timeframe for repair and cost estimates, and if this is done, 60 days to obtain rough-in inspections, and if this is done all final inspections shall be completed by the expiration of all permits.

Public Hearing: Mr. Beard opened the public hearing. Mr. Roland Borden spoke to the board stating that he had the property under contract to sell. Mr. Roland Borden stated that the contract was at Centennial Title Company and should be closing soon as soon as he gets his LLC reinstated. Mr. Rolan Borden stated he would provide a plan of action as a backup plan.

Mr. Beard closed public hearing.

Mr. McBrayer made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. Dugger, motion passed.

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002607: 258 Ross (CHRISTIAN COLLEGE 2ND ADDN, BLOCK 9, LOT S/2 OF 11 & 12, TAYLOR COUNTY, TEXAS) Owner Adelita Fernanadez Zapata

Mr. Marsh presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (5) Hazardous Plumbing Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554
- (10) Inadequate Exits. Chapter 8, Sec. 8-554

Order: Owner is to repair or demolish – 30 days to provide plan of action including a timeframe for repair or demolition

Public Hearing: Mr. Beard opened the public hearing. Ms. Rosana was the representative for Adelita Zapata. She state that she wanted to have the property demolished. Ms. Zapata would like to get estimates on her own and also see estimates from the city of Abilene.

Mr. Beard closed the public hearing.

Mr. Dugger made a motion that the owner is to repair or demolish – 30 days to provide plan of action including a timeframe for repair or demolition and costs estimates and if this is done, 30 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. McBrayer, motion passed

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Dugger, Mr. Beard

NAYS: None

Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003296: 302 N. Mockingbird (OAKWOOD ADDN SEC 3, BLOCK 19, LOT S1/2 LT12, TAYLOR COUNTY, TEXAS) Owner Abilene Apartments, LLC

Mr. Wright presented the case, staff recommendations are as follows: Owner to repair – 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits.

Pursuant to Chapter 8; Sec. 8-554 the following conditions exist:

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554

Order: Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits

Public Hearing: Mr. Beard opened the public hearing. Mr. Brian Blair spoke on behalf of Lamar National Bank. Mr. Blair stated they would be moving forward to rectify the situation from their end since it is an asset of the bank. Mr. Blair stated that he hoped they would have a plan soon.

Mr. Beard closed the public hearing.

Mr. Allred made a motion Owner is to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and costs estimates and if this is done, 60 days to obtain rough-in inspections and if this is done, all final inspections shall be completed by the expiration of all permits, was seconded by Mr. McBrayer, motion passed

AYES: Dr. Paris, Mr. Allred, Mr. McBrayer, Mr. Webb, Mr. Turner, Mr. Duggar, Mr. Beard
NAYS: None

ADJOURNMENT

There being no further business to come before the hearing, the Board of Building Standards meeting was adjourned at 9:46 a.m.

X

Approved, Chairman



**Board of Building Standards
Agenda Memo**

Meeting Date: 4/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001153: 3110 Russell Ave. (SCOTT HIGHWAY PLACE, BLOCK 14, LOT 15), Owner: Borrego Jose

GENERAL INFORMATION

Owner: Borrego, Jose
Sq Ft: 1036
Structural: Poor
Foundation: Poor
Value: \$12,211
Total Value: \$13,611
Delinquent Tax: \$172.78

SPECIAL CONSIDERATIONS

May 3, 2022 – Property was condemned. Affidavit of condemnation filed at the County Clerk office.

May 12, 2022 – Condemnation notices and 30/60 letters were sent via regular and certified mail.

May 18, 2022 – Confirmed cert mail was received by the property owner.

June 3, 2022 – Phone call with son in law of property owner. Informed him of the options that the property owner had, and also explained to him the process of the 30/60 plan, and what would be required to obtain permits. Also discussed options for the owner to sell the property, and sign a consent to demo. He stated he would speak to the owner and discuss the options with him.

September 13, 2022 – No further contact from the owner, and no permits pulled.

November 6, 2022 – Board ordered repair – 60 days to obtain permit and provide plan of action, timeline and cost estimates.

March 6, 2023 – Inspected property, found structure to be in the same condition. No plan of

action submitted, no permit pulled.

March 8, 2023 – Sent notice of April hearing to property owner and posted notice at structure for April hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMOLITION

Findings: The property is a public nuisance in that it is a hazard to the public health, safety, and welfare, and repair of the structure would be unreasonable.

Order: The owner is ordered to demolish or appeal the order to the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear his case on April 5, 2023.

ATTACHMENTS:

1. 20230405_Slides Intro 20230405_Slides Intro.pptx
2. 20230405_22-001153_3110 Russell Ave 20230405_22-001153_3110 Russell Ave.pptx

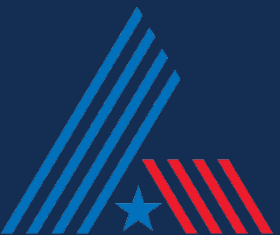
BOARD OF BUILDING STANDARDS

April 5, 2023



PUBLIC NOTICE – April 5, 2023 MEETING

- A meeting of the Board of Building Standards will be held at 8:30 a.m., Wednesday, April 5, 2023 in the Council Chambers of City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 3110 Russell Ave Abilene, TX 79605, 757 Mesquite St. Abilene, TX 79601, 2342 N. Treadaway Blvd. Abilene, TX 79601, 4474 La Hacienda Dr. Abilene, TX 79602, 2001 Collins Ave. Abilene, TX 79603, and 3034 S. 11th St Abilene, TX 79605. Property owners are required to submit at the hearing proof of the scope of work, including cost estimates, that may be required to comply with city ordinance and the calendar days in which it will take to perform the work. Owners have the right to hire an attorney to represent them, the right to inspect the file on the property at the Office of Planning and Development Services prior to the hearing, and the right to request the presence of City staff for the purpose of questioning at the hearing. The Board may take action, including but not limited to demolition orders and/or the assessment of civil penalties.



CASE #22-001153

3110 Russell Ave.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Jose C. Borrego** as the owner.
- **TAYLOR COUNTY** – Shows **Jose C. Borrego** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – No records of utilities found per the municipality
- Search reveals **Jose C. Borrego** to be the owner.



Public Notice

Mar 8, 2023 at 10:14:26 AM

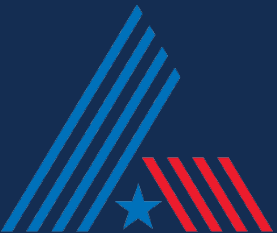


—NOTICE—
PUBLIC HEARING
CONCERNING CONDEMNATION
OF THIS PROPERTY
AT CITY HALL ON
APRIL 5, 2023 AT 8:30 A.M.
All interested parties are urged to attend.
325- 676-6277

Owner Rights and Responsibilities
At the hearing you should be prepared to present the following information:

1. Specific time frame needed to complete repairs.
2. Specific scope of repair work to be completed.
3. Cost estimates for work to be done by licensed, bonded contractors such as electrical, plumbing or heating and air-conditioning contractors.

You have a right to hire an attorney to represent you at the hearing, the right to inspect the file on the property at the office of Planning and Development Services prior to the hearing, and the right to request the presence of city staff for the purpose of questioning at the hearing.



Front South Side



Rear North Side

Mar 27, 2023 at 1:08:58 PM



East Side



West Side



Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

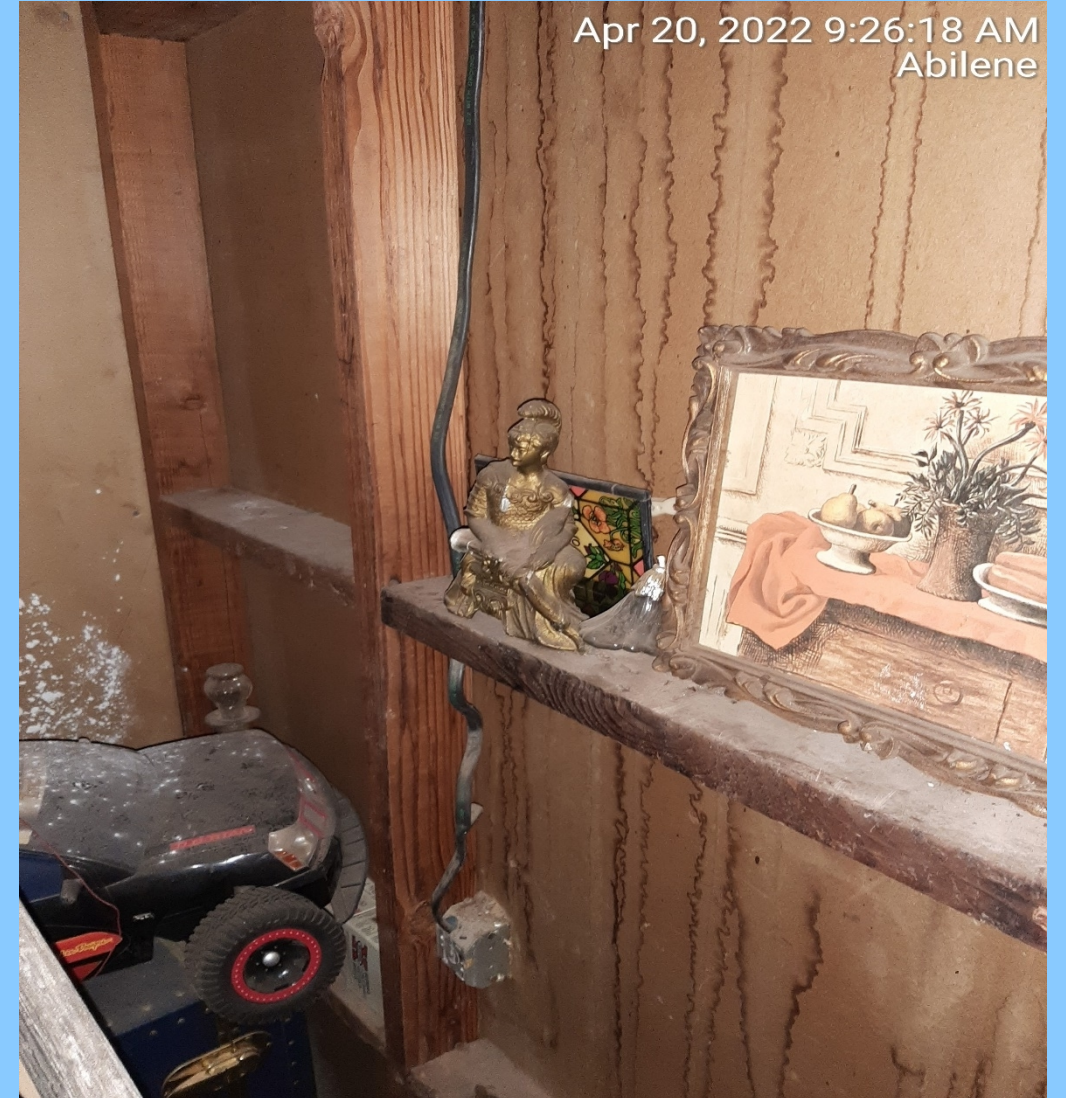
- Inadequate Sanitation Chapter 8, Sec. 8-554 (1)
- Structural Hazard Chapter 8, Sec. 8-554 (2)
- Nuisance, Chapter 19, Sec 19-15 (2) (3) (4)
- Hazardous Electrical Wiring Chapter 8, Sec. 8-554 (4)
- Faulty Weather Protection Chapter 8, Sec. 8-554 (7)
- Inadequate Exits. Chapter 8, Sec. 8-554 (10)



Exterior Dilapidation



Hazardous Electrical Chapter 8, Sec. 8-554



Hazardous Electrical Chapter 8, Sec. 8-554



Inadequate Sanitation



Structural Hazards



Interior Dilapidation



Faulty Weather Protection



Inadequate Exits



Nuisance and Dilapidated Shed



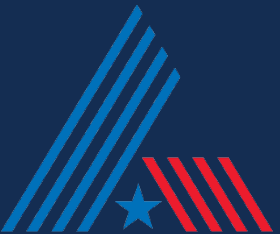
Timeline of Events

- **May 3, 2022** – Property was condemned. Affidavit of condemnation filed at the County Clerk office.
- **May 12, 2022** – Condemnation notices and 30/60 letters were sent via regular and certified mail.
- **May 18, 2022** – Confirmed cert mail was received by the property owner.
- **June 3, 2022** – Phone call with son in law of property owner. 30-60, sale of property and consent to demo were explained.
- **September 13, 2022** – No further contact from the owner, and no permits pulled.
- **October 11, 2022** – Sent notice of November Board of Building Standards hearing.



Timeline of Events

- **November 2, 2022** – Board ordered repair; 60 days to obtain permit and provide plan of action, timeline and cost estimates.
- **March 6, 2023** – Inspected property, found structure to be in the same condition. No plan of action has been submitted and no permit has been applied for.
- **March 8, 2023** – Sent notice of April hearing to property owner and posted notice of hearing on structure.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8, Sec 8-554 the following conditions exist:

Inadequate Sanitation Chapter 8, Sec 8-554 (1)

Structural Hazard Chapter 8, Sec 8-554 (2)

Nuisance, Chapter 19, Sec 19-15 (2)(3)(4)

Hazardous electrical wiring Chapter 8, Sec 8-554 (4)

Faulty weather protection Chapter 8, Sec 8-554 (7)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.



End of 3110 Russell Ave. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/5/2023

TO:

FROM:

**SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-001429: 757 Mesquite St. (LT 19 147 LEWIS OT 1 ABL TIF#1),
Owner: Rooted Land Company, LLC**

GENERAL INFORMATION

Owner: Rooted Land Company, LLC
Sq Ft: 1254
Structural: Poor
Foundation: OK
Value: \$24,265
Total Value: \$27,765
Delinquent Tax: \$2,004.03

SPECIAL CONSIDERATIONS

October 6, 2021 – Case opened for dilapidated structure.

Jan 11, 2022 – Stop work order placed on structure per Chief Building Official. Work appeared to be done with no permits on file. Open plumbing ditch from house to alley.

May 27, 2022 – Property was condemned. Initial notice and 30/60 letter was sent to all parties of interest via regular and certified mail.

May 31, 2022 – Affidavit of condemnation filed at the County Clerk office.

June 1, 2022 – Utility shut off letters sent

June 7, 2022 - Phone calls received by the City from the trustee and lender. Lender informed the City that he reached out to the borrower. Still no contact from owner/borrower.

September 13, 2022 – Still no contact or permits pulled by owner.

October 3, 2022 – Phone call from real estate agent who is managing the property for the owner. Stated she is in the process of selling the property, and should have the property sold prior to the month of November.

January 18, 2023 – Property secured by city. No change to condition of property.

March 6, 2023 – Verified in county records property has not been sold.

March 8, 2023 – Sent notice to property owner/LLC and registered agent for April hearing.
Posted notice on structure for April hearing.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 5, 2023.

ATTACHMENTS:

1. 20230405_22-001429_757 Mesquite St 20230405_22-001429_757 Mesquite St.pptx

CASE #22-001429

757 Mesquite St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices have been sent.
- **COUNTY RECORDS** – Show Warranty Deed naming Rooted Land Company, LLC as the owner.
- **TAYLOR COUNTY** – Shows Rooted Land Company, LLC to be the owner.
- **SECRETARY OF STATE** – Lists Rooted Land Company, LLC and registered Agent to which notices have been sent
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 2, 2022
- Search reveals **Rooted Land Company, LLC** to be the owner.



Public Notice

Mar 8, 2023 at 10:47:31 AM



Front West Side



Rear East Side

Mar 27, 2023 at 1:57:38 PM



South Side



North Side



Substandard Code Violations

Pursuant To Chapter 8, Section 8-554 and Chapter 19, Section 19-15 The Following Conditions Exist:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 19, Sec 19-15 (3)(4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Inadequate Sanitation



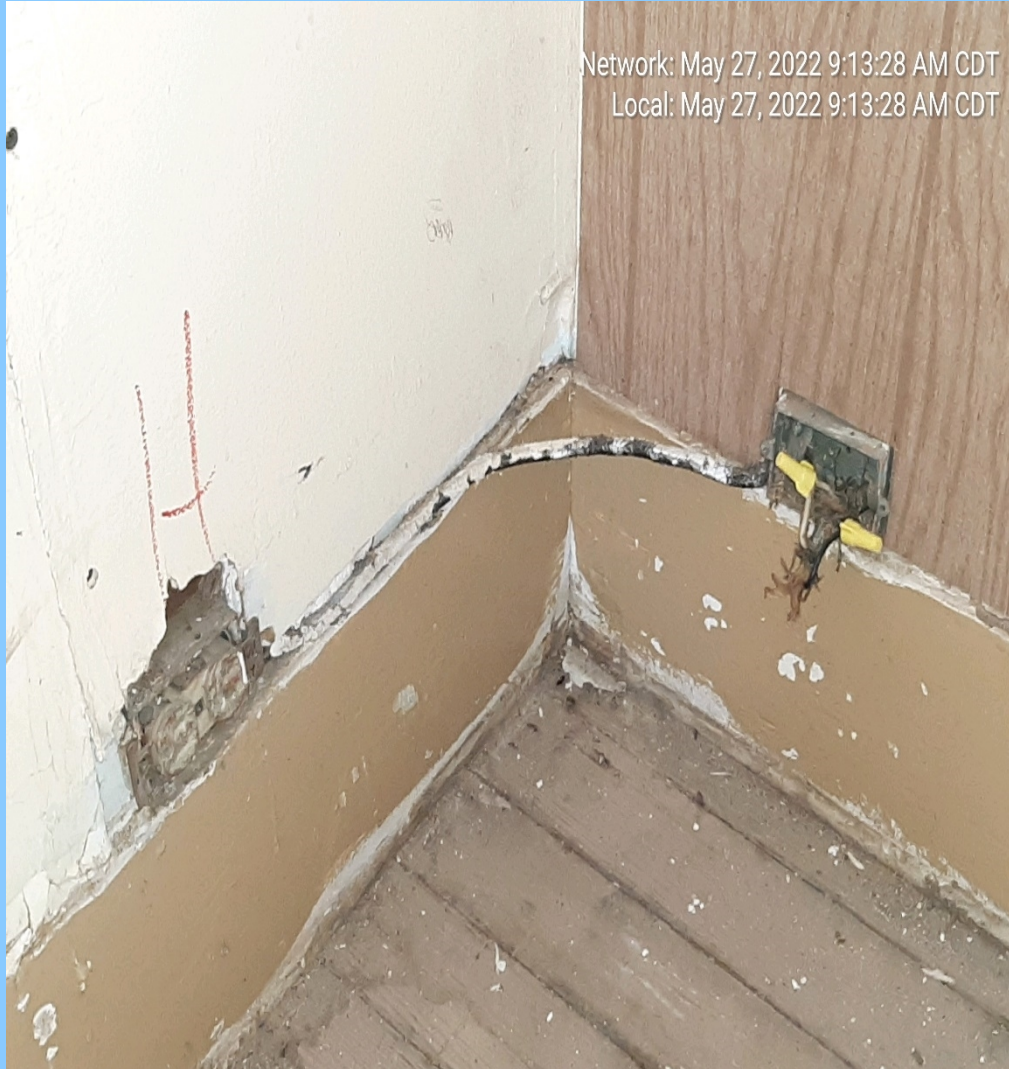
Structural Hazards/Faulty Weather Protection



Hazardous Electrical



Hazardous Electrical



Hazardous Electrical



Hazardous Plumbing



Timeline of Events

- **October 6, 2021** – Case opened for dilapidated structure.
- **Jan 11, 2022** – Stop work order placed on structure per Chief Building Official. Work appeared to be done with no permits on file. Open plumbing ditch from house to alley.
- **May 27, 2022** – Property was condemned. Initial notice and 30/60 letter was sent to all parties of interest via regular and certified mail.
- **May 31, 2022** – Affidavit of condemnation filed at the County Clerk office.
- **June 1, 2022** – Utility shut off letters sent
- **June 7, 2022** - Phone calls received by the City from the trustee and lender. Lender informed the City that he reached out to the borrower. Still no contact from owner/borrower.
- **September 13, 2022** – Still no contact or permits pulled by owner.



Timeline of Events

- **October 3, 2022** – Phone call from real estate agent who is managing the property for the owner. Stated she is in the process of selling the property, and should have the property sold prior to the month of November.
- **January 18, 2023** – Property secured by city. No change to condition of property.
- **March 6, 2023** – Verified in county records property has not been sold.
- **March 8, 2023** – Sent notice to property owner/LLC and registered agent for April hearing. Posted notice on structure for April hearing.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 757 Mesquite St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002033: 2342 N. Treadaway Blvd (MORNINGSIDE ADDN, BLOCK D, LOT E PT LT 7-8 & LOT 9), Owner: Cherry, Carressa

GENERAL INFORMATION

Owner: Cherry, Carressa
Sq. Ft.: 340
Structural: Poor
Foundation: OK
Value: Unknown
Total: Unknown
Del. Tax: \$0.00

SPECIAL CONSIDERATIONS

July 27, 2022 – Identified unsecured structure that was involved in fire. Structure was condemned.
July 28, 2022 – Affidavit of condemnation recorded at county clerk.
November 10, 2022 – Sent initial notice of condemnation and 30-60 letter to property owner.
February 8, 2023 – Sent initial notice of condemnation and 30-60 to property owner at current address.
March 8, 2023 – Inspected property. No change in condition. Still unsecured. Sent notice of April hearing to property owner and posted notice of hearing on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 5, 2023.

ATTACHMENTS:

1. 20230405_22-002033_2342 N Treadaway 20230405_22-002033_2342 N Treadaway
Blvd Blvd.pptx

CASE #22-002033

2342 N. Treadaway Blvd.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Deed of Distribution naming Caressa Cherry as owner
- **TAYLOR COUNTY** – Shows Carressa Cherry to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since May 1, 2020
- Search reveals **Carressa Cherry** to be the owner.

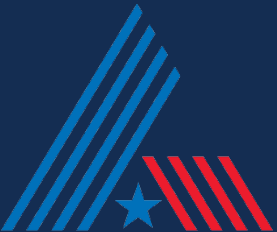


Public Notice

Mar 8, 2023 at 10:58:26 AM



Front East Side



Rear West Side



South Side



North Side



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Sec 19-15 The Following Conditions Exist:

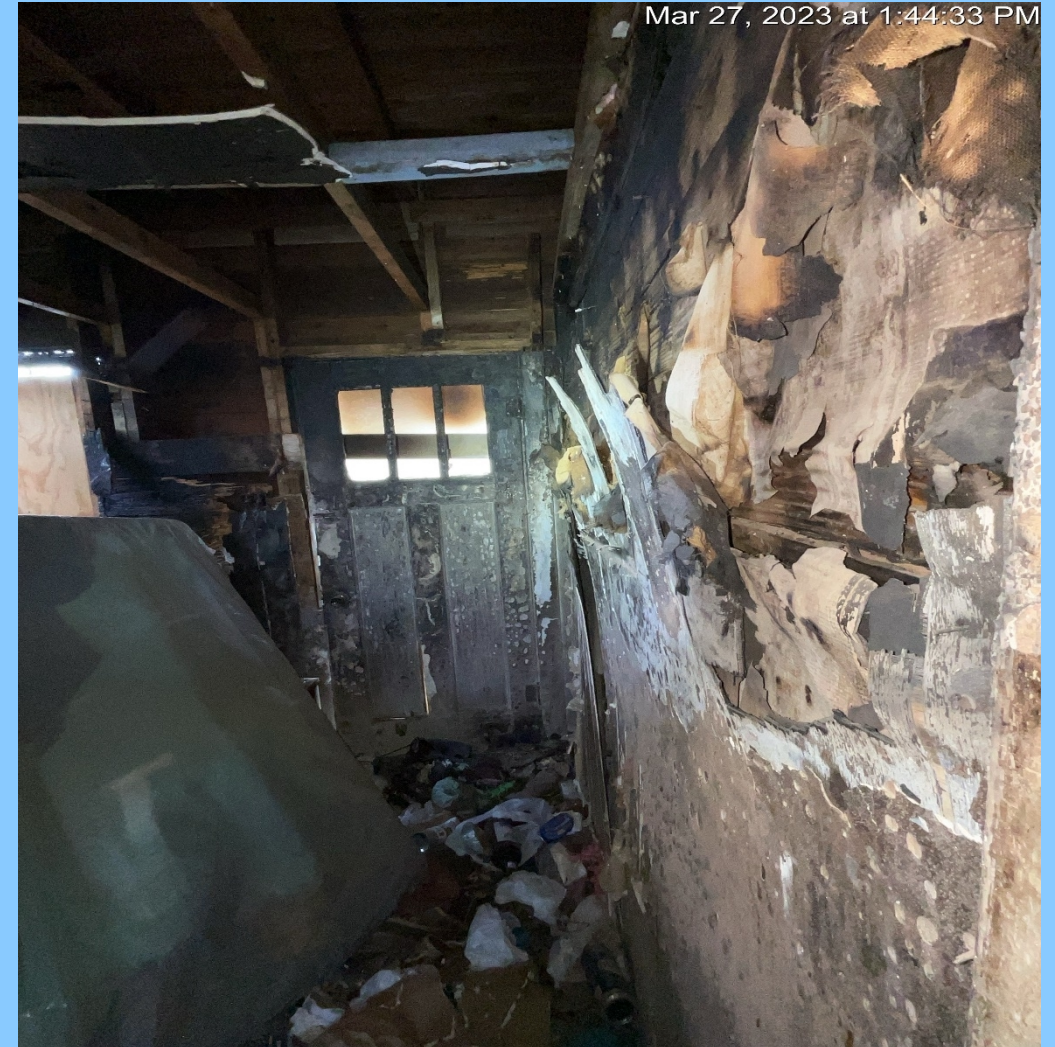
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Nuisance, Chapter 19, Sec 19-15 (3)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Inadequate Sanitation



Inadequate Sanitation/Plumbing



Hazardous Electrical



Hazardous Electrical & Mechanical



Nuisance/Dilapidation



Faulty Weather Protection



Timeline of Events

- **July 27, 2022** – Identified unsecured structure that was involved in fire. Structure was condemned.
- **July 28, 2022** – Affidavit of condemnation recorded at county clerk.
- **November 10, 2022** – Sent initial notice of condemnation and 30-60 letter to property owner.
- **February 8, 2023** – Sent initial notice of condemnation and 30-60 to property owner at current address.
- **March 8, 2023** – Inspected property. No change in condition. Still unsecured. Sent notice of April hearing to property owner and posted notice of hearing on structure.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 2342 N. Treadaway Blvd. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-002791: 4474 La Hacienda Dr. (VAQUERO SUB SEC 2, BLOCK A, LOT 10, ACRES 1.281), Owner: Hirsch Victor John III & Candice Jo

GENERAL INFORMATION

Owner: Hirsch, Victor John III & Candice Jo

Sq. Ft.: 8,417.9

Structural: Good

Foundation: Good

Value: \$1,354,431

Total: \$1,439,431

Del. Tax: \$45,325.74

SPECIAL CONSIDERATIONS

May 21, 2020 – Permit for New Single Family Residence was issued.

June 9, 2020 – Plumbing rough in inspection passed

June 19, 2020 – Building Foundation inspection passed

June 25, 2020 – Electrical grounding under slab rough-in passed

January 28, 2022 – Permit closed due to expiration and no further progress on residence

September 29, 2022 – Chief Building Official approved for structure to be condemned.

October 3, 2022 – Condemnation notices and 30/60 letters sent to property owners.

October 7, 2022 – Received notice to appeal condemnation.

October 11, 2022 – Notice of Board of Building Standards hearing sent to property owners.

November 2, 2022 – Board voted to uphold Building Official's decision to condemn structure.

March 6, 2023 – Inspected property. Structure is still accessible and incomplete.

March 9, 2023 – Sent notice of April hearing to property owner.

March 10, 2023 – Sent notice of April hearing to property owner.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 5, 2023.

ATTACHMENTS:

1. 20230405_22-002791_4474 La Hacienda Dr 20230405_22-002791_4474 La Hacienda Dr.pptx

CASE #22-002791

4474 La Hacienda Dr.



**CITY OF
ABILENE
TEXAS**

CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Victor John III and Candice Jo Hirsch** as the owners.
- **TAYLOR COUNTY** – Shows **Victor John III and Candice Jo Hirsch** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **October 2021**
- Search reveals **Victor John III and Candice Jo Hirsch** to be the owner.



Public Notice

Mar 10, 2023 at 11:11:31 AM



Front East Side

Sep 21, 2022 9:08:12 AM
Abilene



Rear West Side



South Side

Sep 21, 2022 9:13:21 AM
Abilene



North Side

Sep 21, 2022 9:24:11 AM
Abilene



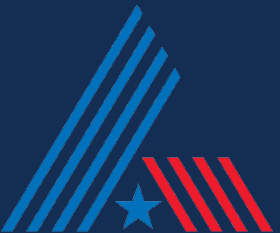
Substandard Code Violations

**PURSUANT TO CHAPTER 8, SEC. 8-554 AND CHAPTER 19, SEC 19-15
THE FOLLOWING CONDITIONS EXIST:**

- (1) Inadequate Sanitation Chapter 8, Sec. 8-554
- (2) Structural Hazard Chapter 8, Sec. 8-554
- (3) Nuisance Chapter 19-15
- (4) Hazardous Electrical Wiring Chapter 8, Sec. 8-554
- (5) Hazardous Plumbing Chapter 8, Sec. 8-554
- (7) Faulty Weather Protection Chapter 8, Sec. 8-554



Faulty Weather Protection



Faulty Weather Protection (mostly corrected)

Mar 6, 2023 at 12:00:16 PM



Faulty Weather Protection (mostly corrected)

Mar 6, 2023 at 12:01:27 PM



Faulty Weather Protection (mostly corrected)

Mar 6, 2023 at 12:02:44 PM



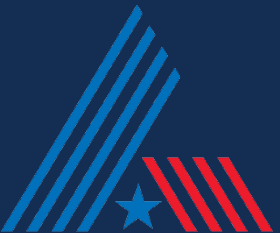
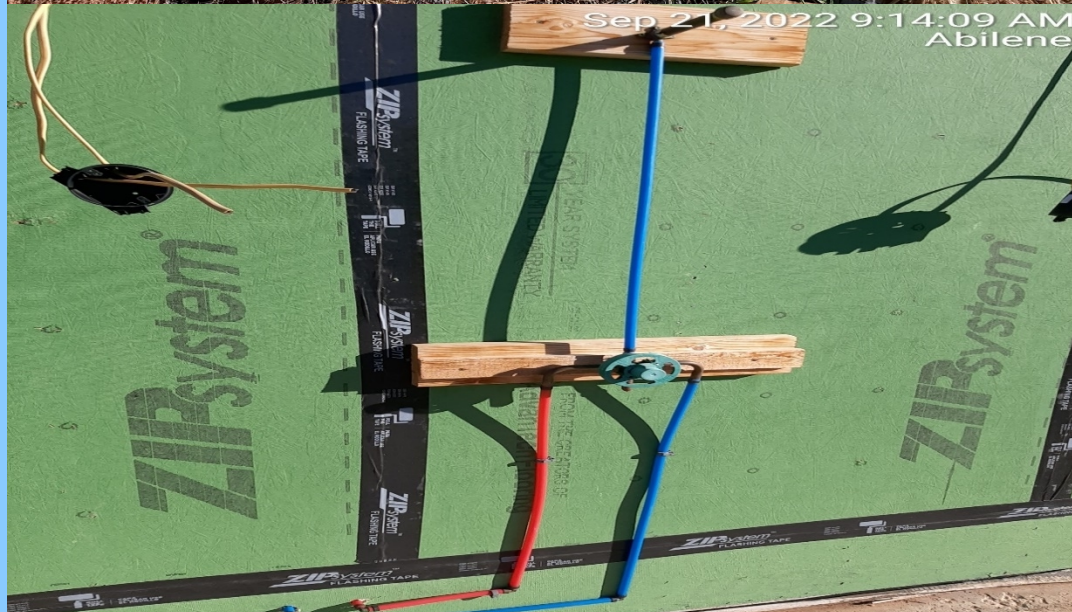
Faulty Weather Protection (mostly corrected)



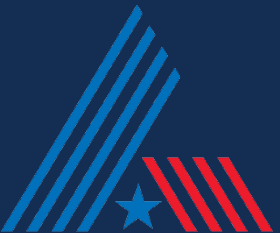
Exposed Electrical Wiring



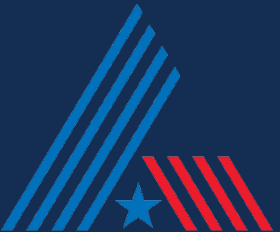
Unfinished Plumbing



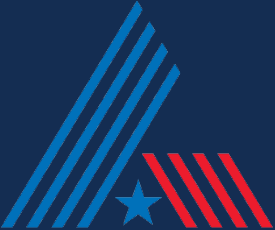
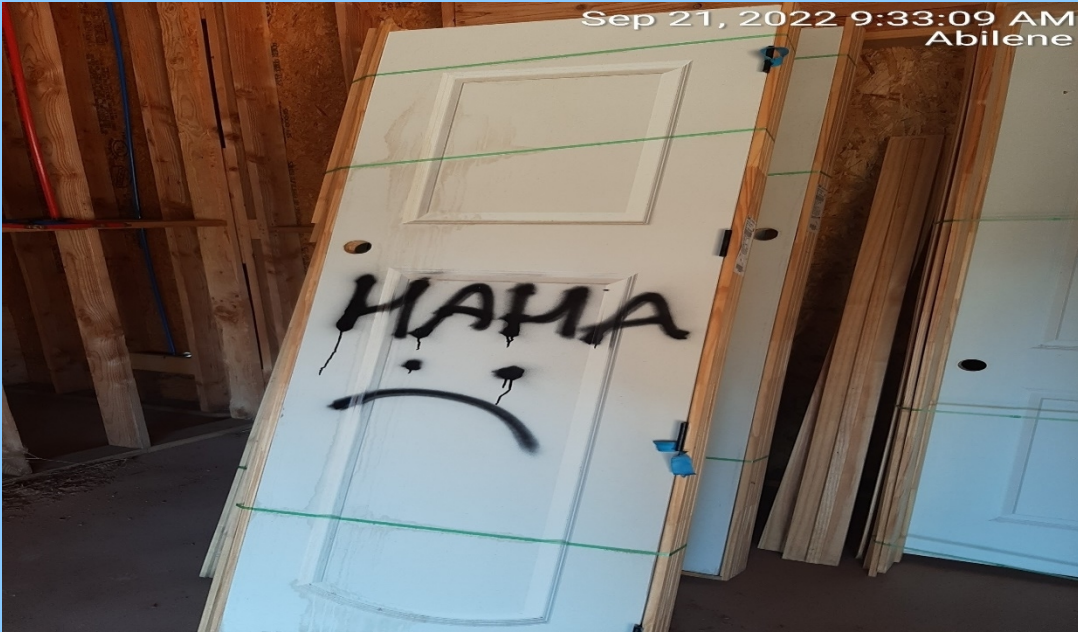
Inadequate Sanitation



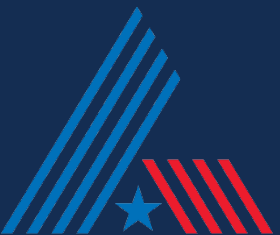
Unfinished Structural



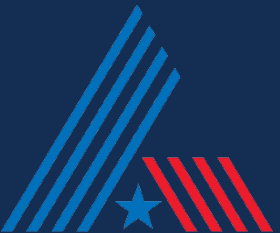
Unfinished Structural



Exposed Electrical



Unfinished Plumbing



Timeline of Events

- **May 21, 2020** – Permit for New Single Family Residence was issued.
- **June 9, 2020** – Plumbing rough in inspection passed
- **June 19, 2020** – Building Foundation inspection passed
- **June 25, 2020** – Electrical under slab rough in passed
- **January 28, 2022** – Permit closed due to expiration and no further progress on residence
- **September 29, 2022** – Chief Building Official approved for structure to be condemned.
- **October 3, 2022** – Condemnation notices and 30/60 letters sent to property owners.
- **October 7, 2022** – Received notice to appeal condemnation.
- **October 11, 2022** – Notice of Board of Building Standards hearing sent to property owners.



Timeline of Events

- **November 2, 2022** – Board voted to uphold Building Official's decision to condemn structure
- **March 6, 2023** – Inspected property. Structure is still accessible and incomplete. Observed new felt paper installed on roof. Some appeared to be weather damaged.
- **March 9, 2023** – Sent notice of April hearing to property owner.
- **March 10, 2023** – Posted notice of April hearing on structure.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 4474 La Hacienda Dr. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 22-003303: 2001 Collins Ave (C L HICKMAN OF NORTH PK, BLOCK 26, LOT 1 1.3 OF BLK 26 NORTH PARK), Owner: Davis, Troy Et Al

GENERAL INFORMATION

Owner: Davis, Troy Et Al

Sq. Ft.: 1,424

Structural: Poor

Foundation: OK

Value: \$23,060

Total: \$26,015

Del. Tax: \$719.93

SPECIAL CONSIDERATIONS

February 22, 2022 – Opened case for dilapidated structure

July 29, 2022 – Discovered property owner passed away in 2021.

August 1, 2022 – Made contact with possible relative and asked if there is anyone with interest in the property. Possible relative never got back to me with contact info for any family members that may have interest in the property.

November 4, 2022 – City hired contractor to secure the structure. During walk-through of structure prior to securement, a rain storm came through and it was evident the roof had extensive damage. Video was recorded of the rain that was getting into the structure.

November 9, 2022 – Property was condemned. Affidavit of condemnation was filed at the county clerk.

December 16, 2022 – Initial notice of condemnation and 30-60 letters were sent to address on file for the property owner.

March 8, 2023 – Notice of April hearing sent to last known address of deceased property

owner.

March 10, 2023 – Notice of April hearing posted on structure.

March 27, 2023 – Phone call from Keller Williams real estate agent. Informed me that there is no probate on a will. There is currently no affidavit of heirship on file with the county clerk but it is being created now. Informed me that there is a potential buyer for the property and they would likely demolish. She gave me a phone number for an heir in Maine. Unable to leave voice mail but sent a text.

March 28, 2023 – No call or text back from heir.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

30/60

Order Owner to Repair: 30 days to provide a plan of action including a timeframe for repair and cost estimates and obtain all permits. And if this is done, 60 days to obtain rough-in inspections. And if this is done, all final inspections shall be passed by the expiration of all permits.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 5, 2023.

ATTACHMENTS:

1. 20230405_22-003303_2001 Collins Ave 20230405_22-003303_2001 Collins Ave.pptx

CASE #22-003303

2001 Collins Ave



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Troy Davis** as the owner.
- **TAYLOR COUNTY** – Shows **Troy Davis Et Al** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **January 8, 2021**.
- Search reveals **Troy Davis** to be the owner.



Public Notice

Mar 8, 2023 at 11:05:46 AM



Front North Side



Rear South Side

Mar 28, 2023 at 3:44:41 PM



East Side



West Side



Backyard Shed



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Section 19-15 The Following Conditions Exist:

- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 19, Sec 19-15 (4)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Inadequate Sanitation



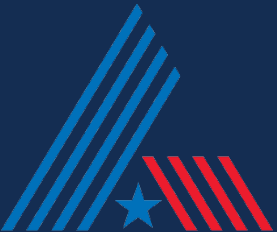
Inadequate Sanitation



Structural Hazards



Hazardous Mechanical



Faulty Weather Protection



Faulty Weather Protection



Timeline of Events

- **February 22, 2022** – Opened case for dilapidated structure
- **July 29, 2022** – Discovered property owner passed away in 2021.
- **August 1, 2022** – Made contact with possible relative and asked if there is anyone with interest in the property. Possible relative never got back to me with contact info for any family members that may have interest in the property.
- **November 4, 2022** – City hired contractor to secure the structure. During walk-through of structure prior to securement, a rain storm came through and it was evident the roof had extensive damage.
- **November 9, 2022** – Property was condemned. Affidavit of condemnation was filed at the county clerk.
- **December 16, 2022** – Initial notice of condemnation and 30-60 letters were sent to address on file for the property owner.
- **March 8, 2023** – Notice of April hearing sent to last known address of deceased property owner.
- **March 10, 2023** – Notice of April hearing posted on structure.
- **March 27, 2023** – Phone call from Keller Williams real estate agent. Informed me that property owner had a will but will is not in probate. There is currently no affidavit of heirship on file with the county clerk but it is being created now. Informed me that there is a potential buyer for the property and they would possibly want to demolish. She gave me a phone number for an heir in Maine. Unable to leave voice mail but sent a text.
- **March 28, 2023** – No call or text back from heir.



Staff Recommendation:

- ORDER OWNER TO REPAIR – 30 DAYS TO PROVIDE A PLAN OF ACTION INCLUDING A TIMEFRAME FOR REPAIR AND COSTS ESTIMATES AND OBTAIN ALL PERMITS
- AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS
- AND IF THIS IS DONE, ALL FINAL INSPECTIONS SHALL BE COMPLETED BY THE EXPIRATION OF ALL PERMITS.



End of 2001 Collins Ave presentation





**Board of Building Standards
Agenda Memo**

Meeting Date: 4/5/2023

TO:

FROM:

SUBJECT: Case for Rehabilitation, Demolition, or Civil Penalties - Case# 23-000434: 3034 S. 11th St. (FRANK E SMITH OF SAYLES & HUGHES, BLOCK 3, LOT 2), Owner: Throckmorton, Neil

GENERAL INFORMATION

Owner: Throckmorton, Neil
Sq Ft: 1,522
Structural: Poor
Foundation: Poor
Value: \$46,578
Total Value: \$51,352
Delinquent Tax: \$255.67

SPECIAL CONSIDERATIONS

July 1, 2022 – Notice sent to property owner for dilapidated structure

July 13, 2022 – Second notice sent to property owner for dilapidated structure.

September 13, 2022 – Notified that property owner requested hearing with municipal court to dispute the dilapidated structure finding.

March 10, 2023 – Inspected property in preparation for trial. Found it to be in much worse condition, vacant, and unsecured. Property was condemned. Notices of condemnation were sent to property owner at Hawley TX and New Mexico address. Notice of April hearing was also sent to property owner at these addresses and posted on structure.

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

DEMOLITION

Findings: The property is a public nuisance in that it is a hazard to the public health, safety, and welfare, and repair of the structure would be unreasonable.

Order: The owner is ordered to demolish or appeal the order to the district court within 30 days or the city may demolish.

BOARD OR COMMISSION RECOMMENDATION

The Board will hear this case on April 5, 2023.

ATTACHMENTS:

1. 20230405_23-000434_3034 S 11th St 20230405_23-000434_3034 S 11th St.pptx

CASE #23-000434

3034 S. 11th St.



CHECKLIST FOR RECORDS SEARCH

- Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.
- **COUNTY RECORDS** – Warranty Deed naming **Neil Throckmorton** as the owner.
- **TAYLOR COUNTY** – Shows **Neil Throckmorton** to be the owner.
- **SECRETARY OF STATE** – Shows no entity under this name.
- **TAX RECORDS OF THE MUNICIPALITY** – Not applicable
- **UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **Nov 2022**.
- Search reveals **Neil Throckmorton** to be the owner.



Public Notice



Front South Side



Rear North Side



Rear North Side



East Side



West Side



Substandard Code Violations

Pursuant To Chapter 8, Sec. 8-554 And Chapter 19, Sec 19-15 The Following Conditions Exist:

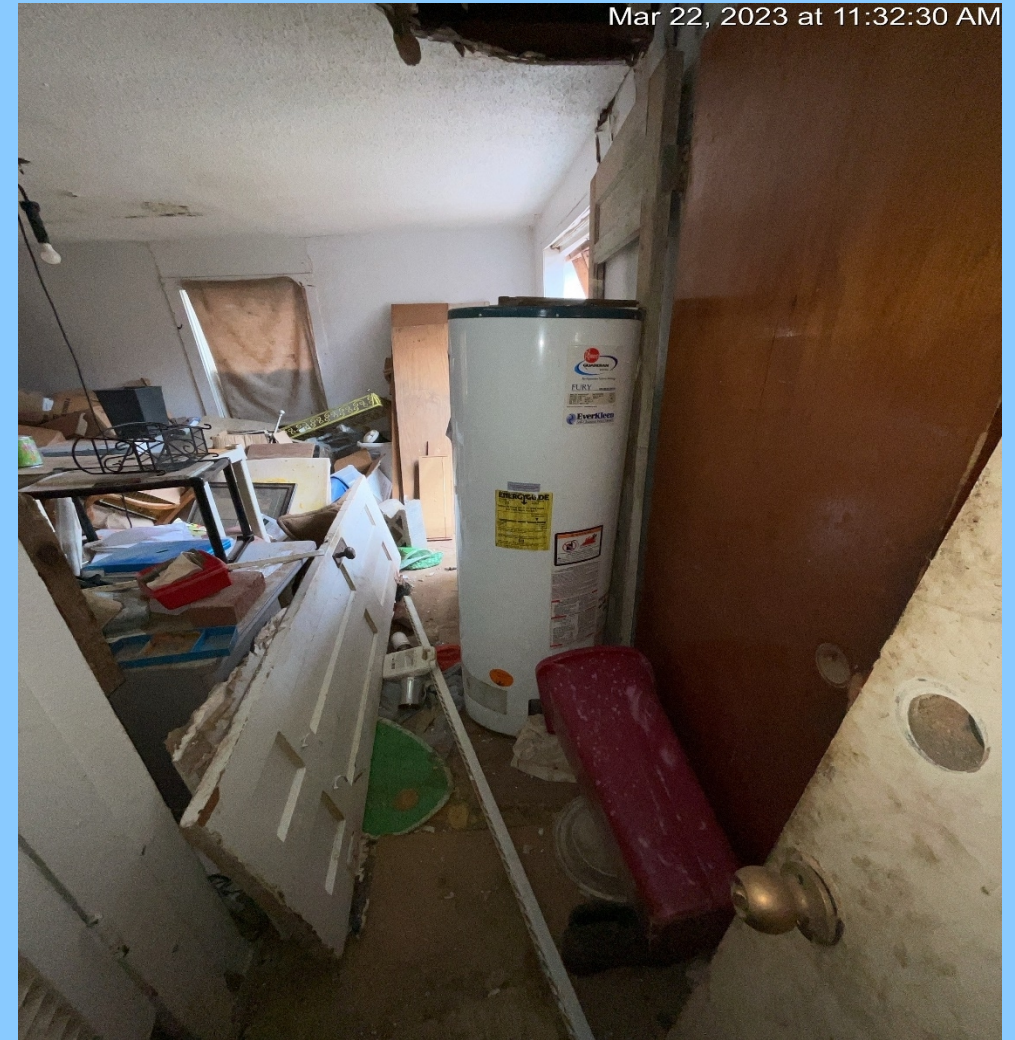
- Inadequate Sanitation, Chapter 8, Sec 8-554 (1)
- Structural Hazard, Chapter 8, Sec 8-554 (2)
- Nuisance, Chapter 19, Sec 19-15 (3)(4)
- Hazardous Electrical Wiring, Chapter 8, Sec 8-554 (4)
- Hazardous Plumbing, Chapter 8, Sec 8-554 (5)
- Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)
- Faulty Weather Protection, Chapter 8, Sec 8-554 (7)



Inadequate Sanitation



Inadequate Sanitation



Inadequate Sanitation



Structural Hazards



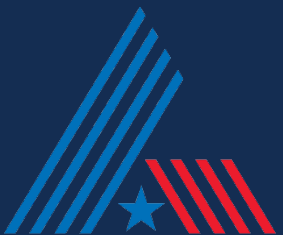
Structural Hazards



Structural Hazards



Structural Hazards



Hazardous Electrical



Hazardous Electrical/Plumbing



Hazardous Mechanical



Nuisance



Timeline of Events

- **July 1, 2022** – Notice sent to property owner for dilapidated structure
- **July 13, 2022** – Second notice sent to property owner for dilapidated structure.
- **September 13, 2022** – Notified that property owner requested hearing with municipal court to dispute the dilapidated structure finding.
- **March 10, 2023** – Inspected property in preparation for trial. Found it to be in much worse condition, vacant, and unsecured. Property was condemned. Notices of condemnation were sent to property owner. Notice of April hearing was also sent to property owner and posted on structure.



Staff Recommendation:

Findings:

Property is a public nuisance in that it is a hazard to the public health, safety and welfare and repair of the structure would be unreasonable.

Pursuant to Chapter 8, Sec 8-554 the following conditions exist:

Inadequate Sanitation Chapter 8, Sec 8-554 (1)

Structural Hazard Chapter 8, Sec 8-554 (2)

Nuisance, Chapter 19-15 (3)

Hazardous electrical wiring Chapter 8, Sec 8-554 (4)

Hazardous plumbing Chapter 8, Sec 8-554 (5)

Hazardous Mechanical Equipment, Chapter 8, Sec 8-554 (6)

Faulty weather protection Chapter 8 Sec 8-554 (7)

Order:

The owner is ordered to demolish or appeal the order to district court within 30 days or the City may demolish.



End of 3034 S. 11th St. presentation





**Board of Building Standards
Agenda Memo**

Meeting Date:4/5/2023

TO:

FROM:

**SUBJECT: Discussion and possible election of acting chairman to serve in the
 absence of the regular chairman.**

GENERAL INFORMATION

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

