



## 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 4th day of November, 2020, at 8:15 a.m., at City Hall, 555 Walnut Street, Council Chambers, Abilene, Texas, for the purpose of considering the following agenda items.**

#### **CALL TO ORDER**

#### **MINUTES**

- A. **Board of Building Standards October 07, 2020 Minutes**  
• Public Hearing

#### **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 is to 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.*

- A. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 10-074: 860 Orange (LT 13 & S1/2 LT 14 180 4-B JOHN SAYLES OT ABL), Owner: Avila, Maria M & Avila Magdalila**  
• Public Hearing
- B. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 17-033: 1233 S. Crockett St. (ELMWOOD WEST SEC 11, BLOCK N, LOT 21) Owner: Coddington, Sharon D**  
• Public Hearing
- C. **Case for Rehabilitation, Demolition or Civil Penalties - Case No. 20-002282: 1517 N 16th St. (COLLEGE HEIGHTS, BLOCK 26, LOT 3 & W/2 OF 2), Owner: Jones, Gregory ET AL, Gregorio Hernandez**  
• Public Hearing

## **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 any of the matters listed below, as authorized by the noted Texas Government Code Sections:*

- A. **551.071 (Consultation with Attorney)**

## **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 October, 2020, at 4:30 p.m.*

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Kaitlin Richardson  
Deputy City Secretary

**BOARD OF BUILDING STANDARDS  
MEETING MINUTES  
October 07, 2020 8:15 a.m.  
BOARD OF BUILDING STANDARDS OF THE CITY OF ABILENE, TEXAS  
COUNCIL CHAMBERS, CITY HALL**

**Members Present:** Mr. Anthony McColum, Acting Chairman  
Dr. Wayne Paris  
Mr. Delbert Allred  
Mr. Gary Webb  
Mr. Wayland Schroeder  
Mr. Lloyd Turner

**Staff Present:** Mr. Michael Rice, Assistant City Manager  
Mr. Tim Littlejohn, Assistant Director of Planning and Development  
Services / Building Official  
Mr. Chace Craig, Assistant City Attorney  
Mr. Clay Door, Community Enhancement Division Manager  
Mr. Josh Mares, Code Compliance Officer  
Ms. Catina Betoncur, Office Assistant III

**Others Present:** Mrs. Blanca Cortez  
Ms. Lupe Hernandez  
Mr. Ryan Kang  
Mr. Aaron Waldrop

**CALL TO ORDER**

Mr. Beard called the meeting to order at 8:15 a.m. and Ms. Betoncur recorded the minutes. A quorum of members was present, and the meeting proceeded.

**APPROVAL OF MINUTES**

The minutes of the last meeting, September 02, 2020, were provided in advance to Board Members for review.

**Mr. Allred made a motion to approve the minutes as written and was seconded by Mr. Schroeder, motion carried.**

AYES: Dr. Paris, Mr. Allred, Mr. Webb, , Mr. Turner, Mr. Schroeder, Mr. McColum

NAYS: None

## AGENDA ITEMS & PUBLIC HEARINGS

**Case for Rehabilitation, Demolition, or Civil Penalties - 10-031:** 617 Jeanette St. (3 185 5 WISE ABL OT PIEDMONT) Owner: Cortez, Anthony

Mr. Mares presented the case, staff recommendation is as follows:

**Finding:** 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.

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

The Board wanted clarification if any one lived in the house and who owned it.

Mr. Mares stated that no one was living in the house and that it was owned by Mr. Anthony Cortez.

### **Public Hearing:**

Mr. McColum opened the public hearing.

Blanca Cortez, (410 W. University) spoke on behalf of her son (Anthony Cortez) and stated that he planned to flip the house. He has not had time to work on it because his son has been hospitalized. She also stated that there are homeless people that have entered into the property. She also explained to the Board that she can deed the ownership back into her son's name. Mrs. Cortez asked for 120 days to remove the property from condemnation status.

The Board had concerns that there was no assurance that Mrs. Cortez would follow through with the Board order to correct the repairs of the structure if given 120 more days. There have been numerous chances to remedy the problems and not much has been done.

There being no other speakers, Mr. McColum closed the public hearing.

**Mr. Webb made a motion that 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 and was seconded by Dr. Paris, motion carried.**

AYES: Dr. Paris, Mr. Allred, Mr. Webb, Mr. Turner, Mr. McColum



NAYS: Mr. Schroeder

**Mr. Webb made a motion that the owner is ordered to demolish or appeal the order to district court within thirty days or the City may demolish , and was seconded by Dr. Paris, motion carried.**

AYES: Dr. Paris, Mr. Allred, Mr. Webb, Mr. Turner, Mr. McColum

NAYS: Mr. Schroeder

**Case for Rehabilitation, Demolition, or Civil Penalties – Case No. 20-002282:** 1517 N. 16<sup>th</sup> St. (COLLEGE HEIGHTS, BLOCK 26, LOT 3 & W/2 OF 2) Owner: Jones, Gregory ET AL % Gregorio Hernandez

Mr. Mares presented the case, staff recommendations are as follows:

**Finding:** 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.

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

Mr. Mares explained to the Board that there was a structure fire and there are two structures on the property. Mr. Mares also explained that the ownership documents were lost in the fire, so there is a delay in getting the property repaired.

The Board had discussion about the owner's finances and ability to repair the house and if the taxes are current.

Mr. Mares confirmed that the taxes were current and that there is an insurance check that hasn't been able to be cashed. The names of Mrs. Hernandez and the other owner, Mr. Gregory Jones are listed but Mr. Jones has not been found. The check is not able to cash the funds because both signatures are required.

### **Public Hearing:**

Mr. McColum opened the public hearing.

Mrs. Lupe Hernandez (1517 N 16<sup>th</sup> St.) spoke about the status of the property. She has not been able to find Mr. Jones. Mrs. Hernandez was informed by the insurance that they cannot issue a check to her until the house is transferred to her name proving that she is the owner. Mrs. Hernandez stated that she has an appointment with an attorney on October 30<sup>th</sup> to assist her with

the case. She requested 3 months to get the house fixed. She stated that she was able to find someone name Penny Jones, but she does not know exactly where, the heir, Mr. Gregory Jones, is. He is listed as living at an unknown address in Oklahoma. Ms. Zeta Jones initially generated the original contract, but Ms. Hernandez never met any of these people. Her husband entered into the contact agreement with Mr. Jones.

Mr. Mares also explained to the Board that Mrs. Hernandez has been paying the taxes every year, and she explained to the Board that her late husband, Gregorio Hernandez, has been deceased for 7 years.

The Board asked Mrs. Hernandez what her intention was for fixing up the property. The Board also advised her to complete a Plan of Action.

Mrs. Hernandez stated that she planned to fix the house and live in it.

There being no other speakers, Mr. McColum closed the public hearing.

Mr. Craig advised the Board to allow the citizen time to obtain legal representation to pursue legal advice.

The Board discussed that the owner has demonstrated intent and an available option would be to table this case and have the citizen complete a Plan of Action.

**Mr. Schroeder made a motion to table the case until the next meeting. The motion was seconded by Mr. Turner, motion carried.**

AYES: Dr. Paris, Mr. Allred, Mr. Webb, Mr. Turner, Mr. Schroeder, Mr. McColum  
NAYS: None

**Case for Rehabilitation, Demolition, or Civil Penalties- Case No. 20-002714:** 108 Carriage Hills Pkwy (CARRIAGE HILLS ADDN SEC 1, BLOCK A, LOT 27, ACRES .445) Owner: Cowboy Custom Homes LLC

Mr. Mares presented new information on the case, staff recommendations are as follows:

**Order:** Owner to repair – 30 days to obtain all permits and provide plan of action including a timeframe for repair and cost estimates. 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.

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)

Mr. Mares stated that this property is an incomplete project and Mr. (Lynn) Gregory is the registered agent for Cowboy Custom Homes LLC.

Mr. Mares informed the Board that the plumbing has been topped out and there has been no response from Cowboy Custom Homes about the plans for the property.

**Public Hearing:**

Mr. McColum opened the public hearing.

Mr. Ryan Kang (Next Wave Development) spoke about the status of the property. He said that he began the foreclosure process in June. He stated that Mr. Gregory's attorney reached out to his attorney requesting more time to complete the build out of the house. This process was to be completed by August and it was not. The foreclosure process was finalized on October 6<sup>th</sup>. Mr. Kang stated that he came to Abilene to meet with the contractors to complete the project. He informed the Board that he has the title of ownership and his intention is to finish the house.

The Board explained to Mr. Kang that the order is a standard order for the repair of the house. There are 30 days to obtain the permits and he will have up to six months to complete the project.

Mr. Aaron Waldrop (Developer for Carriage Hills) spoke to the Board about Mr. Kang and his plan to speak with some builders while Mr. Kang is in town to complete the property.

There being no other speakers, Mr. McColum closed the public hearing.

**Mr. Webb made a motion to order the owner to repair, 30 days to obtain all permits and provide a plan of action including a time frame 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. The motion was seconded by Mr. Allred.**

AYES: Dr. Paris, Mr. Allred, Mr. Turner, Mr. Webb, Mr. Schroeder, Mr. McColum

NAYS: None

**ADJOURNMENT**

There being no further business to come before the meeting, the Board of Building Standards meeting was adjourned at 9:14 a.m.

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**X**

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Approved, Chairman

# **BOARD OF BUILDING STANDARDS**

## **November 4, 2020**



## **PUBLIC NOTICE – November 4, 2020 MEETING**

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, November 4, 2020 in the Council Chambers at City Hall, 555 Walnut Street, Abilene, Texas, to consider the following properties on the agenda: 860 Orange St. Abilene, TX 79601, 1233 S. Crockett St. Abilene, TX 79605, and 1517 N 16<sup>th</sup> St. Abilene, TX 79601. 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.



**ITEM NO. 3 (a)**  
**CASE # 10-074**

**860 Orange St.**



# CHECKLIST FOR RECORDS SEARCH

Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.

**COUNTY RECORDS** – Special Warranty Deed naming **Maria M. Avila and Magdalila Avila** as the owners.

**TAYLOR COUNTY** – Shows **Maria M. Avila and Magdalila Avila** to be the owners.

**SECRETARY OF STATE** – Shows **no entity under this name.**

**TAX RECORDS OF THE MUNICIPALITY** – Not applicable

**UTILITY RECORDS OF THE MUNICIPALITY** – Inactive since **October 26, 2010.**

Search reveals **Maria M. Avila and Magdalila Avila** to be the owners.





# PUBLIC NOTICE





# Front East Side





# North Side of Structure





# Rear West Side

Oct 12, 2020 1:42:32 PM  
Abilene





# South Side of Structure





# Exterior Electrical Issues





# Exterior Plumbing Issues





# Exterior Roof Damage





# Incomplete Exterior Addition





# Interior Electrical and Plumbing Issues



# Interior Electrical Issues





# Incomplete Interior Architectural Work



# TIMELINE OF EVENTS

- **October 26, 2010** – Property was condemned
- **\*Case was presented to BOBS (5) times under previous owner.**
- **November 26, 2014** – Change of ownership. Sent Initial Notice of Condemnation to new owner.
- **January 6, 2015** – POA and Permit obtained by Owner
- **March 20, 2015** – 60/60/60 Letter sent
- **March 25, 2015** – Demolition and rebuild on back portion of structure permitted incorrectly. Separate permit is required for this work.
- **October 12, 2015** – Citation 655823 Issued
- **July 26, 2016** – Sent New Owner Initial Notice
- **February 15, 2017** – Sent Notice of BOBS Hearing
- **March 1, 2017** – Sent BOBS Decision Letter (30/60 Repairs)
- **March 2, 2017** – Owner pulled permits for addition in rear.
- **October 6, 2017** – Electrical Consult and rough in passed.
- **April 6, 2018** – Permits expired.
- **June 11, 2018** – Left Voicemail with owner.
- **June 12, 2018** – Left door notice on owners Home of record (2817 S 2<sup>nd</sup>).
- **June 19, 2018** – Citation 666016 Issued for failure to comply with a board order.
- **August 16, 2018** – Citation 666019 Issues for failure to comply with a board order
- **October 14, 2020** – Sent notice of notice of November BOBS.
- **October 20, 2020** – Met with property owner. She stated that she had issues with her contractors, who did not complete the work. I explained to her that at this point, the case would need to be presented to the Board of Building Standards, due to the lack of activity on the structure since 2017. She was reminded to attend, and explain to the board what her plans are.



# **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:

- (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:**

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





# **End of 860 Orange St. presentation**



**ITEM NO. 3 (b)**  
**CASE # 17-003**

**1233 S. Crockett St.**



# CHECKLIST FOR RECORDS SEARCH

Searches shown below verify proof of ownership and lienholders to which all notices shall be sent.

**COUNTY RECORDS** – No Deed of Trust shows **Charles R. Coddington** and **Sharon D. Coddington** to be the owners.

**TAYLOR COUNTY** – Shows **Sharron D. Ash Coddington** 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 **September 25, 2015.**

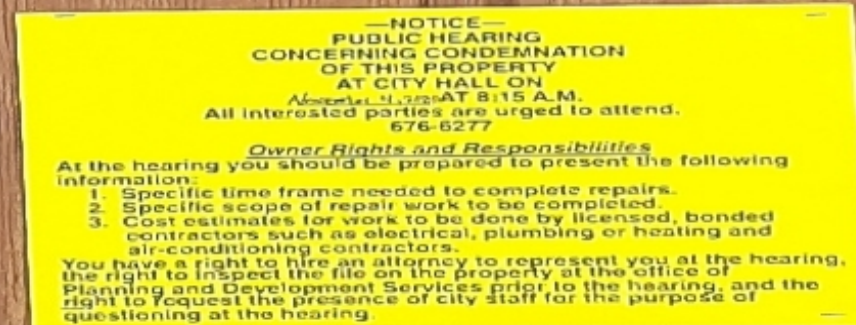
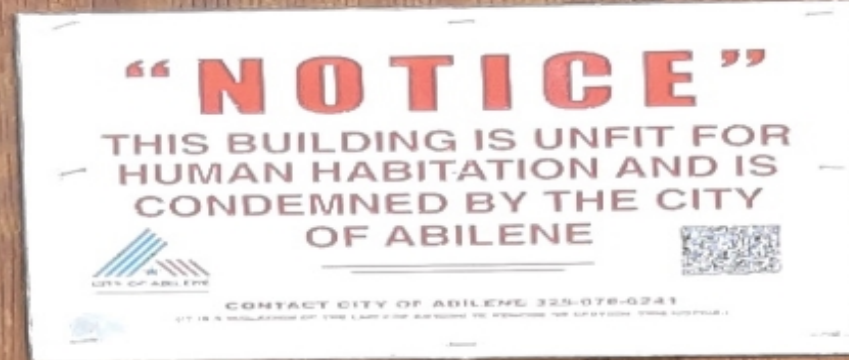
Search reveals **Sharon D. Ash Coddington** to be the owner.





# PUBLIC NOTICE

Oct 13, 2020 12:53:15 PM  
Abilene





# East Side of Structure





# South Side of Structure





# North Side of Structure





# West Side of Structure





# Exterior Plumbing Issues (Swimming Pool Pump)





# Exterior Electrical Issues





# Open Hole from Swimming Pool





# Interior Ceiling Mold



# TIMELINE OF EVENTS

- **January 24 2017** Sent initial notice of condemnation, swimming pool fill in requirements and utility shutoff letters
- **February 7, 2017** Lewis Ash came in to obtain Plan of Action and informed us that Sharon (mother) is living with him. All notice were sent to that address. Sent 60/60/60 letters.
- **September 11, 2018** Left message with owner to return call about lack of progress on property
- **February 19, 2019** Contacted son Lewis Ash. He stated he would find out what the owners intent is and return phone call.
- **September 25, 2020** Code Officer Josh Mares spoke with daughter (Amy Ash). She stated her mother in law refuses to do anything with the property and does not know what her intentions are. Request made for her mother to contact the Code Officer to discuss the case.
- **October 13, 2020** Phone call with Amy Ash. She stated she would try to get me a current address for her mother in law, because she no longer lived with them. I informed her the case would be presented before the Board of Building Standards, and her mother in law could attend. I gave her the date and time of the meeting, and also informed her I would be sending and posting the notice as well.
- **October 16, 2020** Received email from Amy Ash with updated address for the property owner. Notice for November BOBS meeting was sent to the owner's updated address.
- **October 19, 2020** Property was mowed by the City.





# **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:

- (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:**

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



# **End of 1233 S. Crockett presentation**





**ITEM NO. 3 (c)**  
**CASE # 20-002282**  
**1517 N 16<sup>th</sup> 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 **Gregory Jones** as the owner.

**TAYLOR COUNTY** – Shows **Gregory Jones % Gregorio Hernandez** 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 **July 14, 2020.**

Search reveals **Gregory Jones** to be the owner.





# PUBLIC NOTICE

Sep 8, 2020 2:19:26 PM  
Abilene

## **"NOTICE"**

**THIS BUILDING IS UNFIT FOR  
HUMAN HABITATION AND IS  
CONDEMNED BY THE CITY  
OF ABILENE**



**CONTACT CITY OF ABILENE 325-676-6241**

(IT IS A VIOLATION OF THE LAW FOR ANYONE TO REMOVE OR DESTROY THIS NOTICE.)

### **—NOTICE— PUBLIC HEARING CONCERNING CONDEMNATION OF THIS PROPERTY AT CITY HALL ON**

**October 7, 2020 AT 8:15 A.M.  
All interested parties are urged to attend.  
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 North Side (Main Structure)





# Rear Southside (Main Structure)





# West Side (Main Structure)





# East Side (Main Structure)





# Exterior Fire Damage (Main Structure)





# Interior Fire Damage (Main Structure)





# Interior Smoke/Fire Damage (Main Structure)





# Exterior Structure (Secondary)





# Roof Issues (Secondary)





# TIMELINE OF EVENTS

- **September 8, 2019:** Report sent by Fire Marshall of structure fire.
- **September 13, 2019:** Clay Door and Code Officer Josh Mares inspected the property. Owner was on site. She stated she was having to wait to see what her insurance would cover. She was informed to secure the property once she completed her insurance claim.
- **July 9, 2020:** Property appeared to be secured. No further progress. Property was condemned, and Initial Notice and 30/60 plan was sent.
- **September 8, 2020:** No permits on record.
- **September 10, 2020:** Met with Nita Estrada and Lupe Hernandez regarding the property. It was discovered that there was no valid proof of ownership to present by Ms. Hernandez, and the property remained under the legal ownership of Gregory Jones. She was provided with a list of resources to contact to assist her in obtaining ownership of the property.
- **September 16, 2020:** Sent notice of October BOBS hearing.
- **October 7, 2020:** BOBS meeting ordered to table the case until the next meeting. Mrs. Lupe Hernandez was present and stated she had an appointment with legal counsel regarding the property on October 30, 2020.
- **October 14, 2020:** Sent notice for November BOBS meeting.



# **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:

- (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:**

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





# **End of 1517 N 16<sup>th</sup> St. presentation**

