

**Public Notice
Agenda of
Board of Building Standards**

December 1, 2010

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, December 1, 2010, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas, to consider items on the following Agenda.

1. Call to order.
2. Approval of the minutes from the November 3, 2010 Meeting.
3. Consideration, with possible action, regarding the request of Ms. Betty C. Rahe to appeal the condemnation of her property located at 860 Orange Street.
4. PUBLIC HEARING: Cases for rehabilitation and demolition.
5. Adjourn.

NOTICE

Persons with disabilities who would like special assistance or need special accommodations to participate in this meeting should contact David Sartor at 676-6272 at least forty-eight (48) hours in advance of this meeting. Telecommunication device for the deaf is 676-6360.

CERTIFICATE

I hereby certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 22 day of November, 20 10, at 1:30 o'clock p.m. (A.M. P.M.).



City Secretary

3. CASES FOR REHABILITATION OR DEMOLITION:

STATEMENT OF POLICY: In all cases, except where specifically stated otherwise, and except in cases where immediate demolition is ordered, buildings must be secured and the lot clean and mowed by the owner within 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 owner is ordered to demolish a structure or structures but fails to do so, the City is to demolish, remove debris, clean the lot and bill the owner.

Case No.	Address & Description	Owner	Board Action
08-053	5342 N. 9 th St. Lot 19, Blk. H, Holiday Hills, Sec. 1, Cont., Abilene, Taylor County, Texas	Lynn Ingalsbe 1065 N. 3 rd St. Abilene, TX 79602-1403	Condemned: June 5, 2008 1/7/09 -30 days to submit a plan of action, if done, grant an additional 60 days to obtain all permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. 7/1/09 – 30 days to provide plan of action, if done, 90 days to obtain all permits and rough-in inspections, if done, 60 days to complete repairs. 1/6/10 – 30 days to obtain the plumbing permit, if done, an additional 30 days to obtain rough-in inspections, if done, an additional 60 days to complete repairs. 6/2/10 – Granted 30 days to obtain all necessary rough-in inspections, and if that is done, grant an additional 90 days to complete repairs. 9/1/10 – Granted 60 days to obtain all necessary rough-in inspections or sell.
<i>Sq. Ft.: 1294 Structural: Poor Foundation: Slab Value: \$14,403 Total: \$15,393 Del. Tax: \$358.67</i>			
As of 11/17/2010, the building is secure and a large tree needs to be abated. A building permit was obtained 5/11/09; no inspections have been requested and the permit is expired. An electrical permit was issued 9/21/09, and a rough-in inspection was made on 2/2/10, the permit expired and was renewed on 11/10/10. A plumbing permit was issued on 1/22/10, and rough-in inspection was made on 11/12/10. A mechanical permit was obtained on 6/22/10 and a rough-in inspection was made on 6/24/10. The Community Enhancement Division has not received any recent complaints on this property. No request for a time extension has been submitted by the owner.			

Case No.	Address & Description	Owner	Board Action
08-082	2402 Walnut (& rear bldg.) OC Howell of North Pk. 3, 4 & 12-14, Blk. 1, Lot 5 & 6, Abilene, Taylor County, Texas	Christine Dodson 334 S. Leggett Abilene, TX 79605	Condemned: Nov. 12, 2008 6/3/09 - 30 days to provide plan of action, w/cost estimates, if done, 60 days to obtain all rough-in inspections, if done, 60 days to complete repairs. 10/7/09 – 60 days to obtain all rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. 3/3/10 – Granted 60 days to obtain all necessary rough-in inspections, and if done, grant an additional 60 days to complete repairs. 8/11/10 – Granted 30 days to obtain all necessary permits, if not done, demolish, if permits are obtained, grant an additional 60 days to complete.
<i>Sq. Ft: 820/739 Structural: Poor Foundation: Pire & Beam Value: \$22,724 Total: \$24,824 Del. Tax: \$2,323.21</i>			
<p>As of 11/17/2010, the building is semi-secure and the lot is clean. A building was obtained on 10/5/09, expired and was renewed on 9/14/10. No inspections have been requested. A plumbing permit for the apartment had a rough-in and top-out inspection on 4/5/10, but no inspections were requested for the main house. That permit expired and was renewed on 9/17/10. No inspections have been requested. Electrical permits were obtained on 10/45/09, expired and were closed out on 6/10/10. New electrical permits were obtained on 9/17/10 and no inspections have been requested. The Community Enhancement Division has received no recent complaints on this property. No request for an extension of time has been submitted.</p>			

Case No.	Address & Description	Owner	Board Action
08-088	1202 Plum E/2 Lot 6, 200 Johnston OT, 1-A, ABL Abilene, Taylor County, Texas	Jessica L. Aguirres 1634 Burger St. Abilene, TX 79603	Condemned: Dec. 12, 2008 7/1/09 - 30 days for a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. 3/3/10 – Granted 30 days to obtain a plumbing permit, and if this is done, grant an additional 30 days for all necessary rough-in inspections, and if this is done grant an additional 60 days to complete repairs. 8/11/10 – Granted 30 days to obtain all necessary permits, if done, grant an additional 60 days to complete.
<i>Sq. Ft: 800 Structural: Poor Foundation: Pier & Beam Value: \$7,718 Total: \$8,156</i> <i>Del. Tax: \$190.04</i>			
<p>As of 11/17/2010, the building is secure and the lot is clean. A building permit was issued 2/6/09, but no inspections have been requested, and the permit has expired and has been closed. An electrical permit was issued 4/8/09, and a rough-in inspection was made 5/1/09, this permit has expired and was closed and a new permit must be obtained. A plumbing permit was issued 9/24/10; rough-in and top-out inspections were made on 4/27/10. The plumbing permit expired and was closed out at the contractors request on 11/8/10. A new plumbing permit must be obtained. The Community Enhancement Division received a complaint in October 2010 for high grass and weeds resulting in the city mowing the property. No request for an extension of time has been submitted.</p>			

Case No.	Address & Description	Owner	Board Action
09-021	4074 Clairmont Elmwood West, Sec. 5, Blk. T, Lot 5, Abilene, Taylor County, Texas	Judy David 4074 Clairmont Abilene, TX 79605-3825	Condemned: April 2, 2009 11/4/09 – 30 days to provide plan of action, sell or demolish; if the plan of action is provided, then 60 days to obtain all necessary permits and rough-in inspections, if this is done, then an additional 60 days to complete repairs and obtain final inspections. 5/5/10 – Granted 30 days to obtain all necessary permits, and if this is done grant an additional 60 days to obtain all necessary rough-in inspections. 9/1/10 – Granted 30 days to obtain all necessary permits.
<i>Sq. Ft.: 2,722 Structural: Poor Foundation: Pier & Beam Value: \$19,244 Total: \$25,724</i> <i>Del. Tax: \$21.56</i>			
<p>As of 11/17/2010, the lot is clean and the building is secure. A building permit was obtained on 4/30/10; no inspections have been requested and the permit is expired. A roofing permit was issued 1/26/10 with no inspection requested. An electrical permit was issued 4/27/10, and a rough-in inspection was approved on 6/11/10. A mechanical permit was issued 4/28/10 and no inspection has been requested. A plumbing permit was obtained on 8/31/10 and no inspections have been requested. The Community Enhancement Division has not received any recent complaints regarding this property. No request for time extension has been submitted.</p>			

Case No.	Address & Description	Owner	Board Action
09-040	1017 S. Danville Elmwood West Sec. 8, Blk. 22, Lot 20, Abilene, Taylor County, Texas	Amy Duran 5220 Hartford #715 Abilene, TX 79605-3585	Condemned: June 9, 2009 1/6/10 – 30 days to provide a plan of action, if this is done, 60 days to obtain all necessary permits and rough-in inspections, if this is done, 90 days to complete repairs. 6/2/10 – Granted 60 days to obtain all necessary permits. 9/1/10 – Granted 30 days to obtain all necessary permits.
<i>Sq. Ft.: 792 Structural: Poor Foundation: Pier & Beam Value: \$7,800 Total: \$10,604</i> <i>Del. Tax: \$247.07</i>			

As of 11/17/2010, the lot is clean and the building is secure. A building permit was issued 6/11/09; no inspections have been requested. The permit expired on 5/26/10 and was renewed on 6/7/10. A mechanical permit was obtained on 3/31/10 and a rough-in inspection was made on 9/1/10. A plumbing permit was obtained on 6/21/10 and a rough-in and top-out inspection was made on 6/29/10. An electrical permit was obtained on 8/28/10 and a rough-in inspection was made on 9/1/10. The Community Enhancement Division has not received any recent complaints regarding this property. No request for time extension has been submitted by the owner.

Case No.	Address & Description	Owner	Board Action
09-042	1610 N. 6 th St. N Porter Homestead, Lot 2, Abilene, Taylor County, Texas	Sally Arispe 1636 N. 6 th St. Abilene, TX 79601	Condemned: July 7, 2009 2/3/10 - 30 days to provide a plan of action, if this is done, 60 days to obtain all necessary permits and rough-in inspections, if this is done, 60 days to complete repairs. 6/2/10 – Granted 30 days to obtain all necessary permits. 9/1/10 – Granted 60 days to obtain all necessary rough-in inspections.
<i>Sq. Ft.: 1,770 Structural: Poor Foundation: Pier & Beam Value: \$7,282 Total: \$13,682</i> <i>Del. Tax: \$0</i>			

As of 11/17/2010, the building is secure and the lot needs to be cleaned. A building permit was issued 8/10/09, and a framing consultation was requested on 4/9/10. An electrical permit was obtained on 6/2/10 and no inspections have been requested. A plumbing permit was obtained on 8/24/10 and no inspections have been requested. The Community Enhancement Division has not received any recent complaints on this property. No request for an extension of time has been submitted by the owner.

Case No.	Address & Description	Owner	Board Action
09-044	1342 Cedar St. N72.6' S362' E140' W300' 202 W/2-2, OT ABL, Abilene, Taylor County, Texas	T. E. McFadin 8207 Callaghan Rd. Ste. 155 San Antonio, TX 78230- 4736	Condemned: July 16, 2009 2/3/10 – Granted 30 days to provide a plan of action and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. 8/11/10 – Granted 30 days to obtain all necessary permits, if done, grant an additional 30 days for all necessary rough-in inspections, if done, grant an additional 60 days to complete.
<i>Sq. Ft.: 2,384 Structural: Poor Foundation: Pier & Beam Value: \$6,845 Total: \$8,889</i> <i>Del. Tax: \$207.11</i>			

As of 11/17/2010, the building was unsecured and the city contractor was called; the lot is clean. A building permit was issued 5/7/10; no inspections have been requested and the permit is expired. An electrical permit for a temporary power pole was issued on 5/18/10 and finalized on 5/20/10. A plumbing permit was issued on 5/13/10, expired and was renewed on 11/12/10. No inspections have been requested. The Community Enhancement Division has not received any recent complaints regarding this property. No request for an extension of time has been submitted.

Case No.	Address & Description	Owner	Board Action
09-056	3701 Pine Sidney Smith, Lot 8-9, Abilene, Taylor County, Texas	Pedro & Ramona Cantu 8660 CR 103 Hamlin, TX 79520	Condemned: Sept. 8, 2009 4/7/10 – 30 days to provide a plan of action, if done, grant an additional 90 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete. 11/3/10 – Tabled until the December meeting.
<i>Sq. Ft. 1,361 Structural: Poor Foundation: Pier & Beam Value: \$9,866 Total: \$25,483</i> <i>Del. Tax: \$593.78</i>			

As of 11/17/2010, the building is secure and the lot is clean. A building permit was obtained on 3/30/10 by the previous owner and no inspections were requested. The new owner obtained a building permit on 1/3/10 and no inspections have been requested. No other permits have been issued to repair this property. The Community Enhancement Division has received no recent complaints regarding this property. No request for time extension has been submitted.

Case No.	Address & Description	Owner	Board Action
09-057	718 Sycamore S50' N154' E92.3' 162 2 W2/3 ABL OT, Abilene, Taylor County, Texas	Swartz & Brough, Inc. P.O. Box 801709 Dallas, TX 75380-1709	Condemned: Sept. 9, 2009 4/7/10 – Granted 30 days to provide a pan of action and if this is done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, and if this is done, grant an additional 60 days to complete repairs. 8/11/10 – Granted 90 days to sell.
<i>Sq. Ft.:960 Structural: Poor Foundation: Pier & Beam Value: \$25,860 Total: \$26,780 Del. Tax: \$624.00</i>			
As of 11/17/2010, the building is secure and the lot is semi-clean. No permits have been obtained to repair this property. The Community Enhancement Division received a complaint in October 2010 regarding a fallen tree and the owner abated the issue. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
09-063	1417 N. 19 th St. College Heights Addn, Blk 13, Lot 3, Abilene, Taylor County Texas	L. D. Walker P. O. Box 223 FM 2700 Clyde, TX 79510	Condemned: Oct. 1, 2009 5/5/10 – Granted 30 days to provide a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. 9/1/10 - Granted 30 days to provide a plan of action.
<i>Sq. Ft: 984 Structural: Poor Foundation: Pier & Beam Value: \$5,456 Total: \$6,856 Del. Tax: \$159.74</i>			
As of 11/17/2010, the lot needs to be cleaned and the building is secure. A building permit was obtained on 5/3/10; no inspections have been requested and the permit is now expired. No other permits have been obtained to repair this property. The Community Enhancement Division has not received any recent complaints regarding this property. No request for an extension of time has been submitted.			

Case No.	Address & Description	Owner	Board Action
09-069	1110 S 16th Belmont Addn, Blk 1, Lot 2, Abilene, Taylor County Texas	Lucia & Gilbert M Gentry 1110 S 16th Abilene TX 79602-4807	Condemned: Oct. 14, 2009 5/5/10 – Granted 30 days to provide a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete repairs. 9/1/10 – Granted 30 days to obtain all necessary permits.
<i>Sq. Ft: 1,825 Structural: Poor Foundation: Pier & Beam Value: \$13,990 Total: \$16,538 Del. Tax: NA</i>			

As of 11/17/2010, the building is secure and the lot is semi-clean. A plumbing permit was obtained on 9/3/10 and no inspections have been requested. No other permits have been obtained to repair this property. The Community Enhancement Division has not received any recent complaints regarding this property. No request for an extension of time has been submitted.

Case No.	Address & Description	Owner	Board Action
09-079	2834 Orange St. North Park Addn., Blk 16, Lot N61, S206, E150, W ½ Lot 2, Abilene, Taylor County, Texas	Ben Anders & Laura Maxwell 2834 Orange St. Abilene, TX 79601-1446	Condemned: Dec. 21, 2009 7/7/10 - 30 days to provide a plan of action, if done, grant an additional 60 days to obtain all necessary permits and rough-in inspections, if done, grant an additional 60 days to complete. 11/3/10 – Tabled until the December meeting.
<i>Sq. Ft: 1,638 Structural: Poor Foundation: Pier & Beam Value: \$13,382 Total: \$15,090 Del. Tax: \$1,531.65</i>			

As of 11/17/2010, the lot needs to be cleaned and the building had to be secured by the city contractor. No permits have been obtained to repair this property. The Community Enhancement Division received a complaint for high grass and weeds 9/10 resulting in the city mowing the property. No request for an extension of time has been submitted.

Case No.	Address & Description	Owner	Board Action
10-022	302 N. Crockett Park Plaza Sec. 1, Blk A, Lot 19, Abilene, Taylor County, Texas	Felicia & Michael Victor Luna 306 N. Crockett Abilene, TX 79603	Condemned: Apr. 8, 2010 11/3/10 – Tabled until the December meeting.
<i>Sq. Ft.: 1,128 Structural: Poor Foundation: Slab Value: \$29,910 Total: \$31,607 Del. Tax: \$5,074.51</i>			
As of 11/17/2010, the building is secure and the lot needs to be cleaned. No permits have been obtained to repair this property. The Community Enhancement Division received a complaint on 3/10 for high grass and weeds, and a junk vehicle resulting in the city towing the vehicle and mowing the grass. On 7/10 another complaint for high grass and weeds was received resulting in the city mowing. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
10-024	2458 S. 2 nd Christian College 2 nd Addn., Blk 6, Lot 8, Abilene, Taylor County, Texas	Foundation Mortgage P.O. Box 1847 Midland, TX 79702	Condemned: May 6, 2010
<i>Sq. Ft.: 1,232 Structural: Poor Foundation: Pier & Beam Value: \$21,119 Total: \$22,119 Del. Tax: \$515.39</i>			
As of 11/17/2010, the lot needs to be mowed, and was sent to the city contractor; and the building is secure. No permits have been obtained to repair this property. The Community Enhancement Division has received numerous complaints on this property in the past, most recently for high grass and weeds in April, June and August 2010, resulting in the city mowing on all occasions. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
10-025	1930 S. 3 rd E62 ½ W210 207 2 OT ABL, Abilene, Taylor County, Texas	Enrique R. Ramos 733 Ross Abilene, TX 79605-3129	Condemned: May 6, 2010
<i>Sq. Ft.: 1,366 Structural: Poor Foundation: Pier & Beam Value: \$22,313 Total: \$28,298 Del. Tax: \$659.37</i>			
As of 11/17/2010, the lot is semi-clean and the building is secure. A building permit was obtained on 5/14/10; no inspections have been requested and the permit is now expired. No other permits have been obtained to repair this property. The Community Enhancement Division has not received any recent complaints regarding this property. The owner is requesting 180 days to complete repairs.			

Case No.	Address & Description	Owner	Board Action
10-026	1042 S. 10th Northington, Blk A, Lot E60 S64 W136 W1/2, Abilene, Taylor County, Texas	Arnulfo Sr. & Dorothy G. Guerra % Vanessa Perry 1042 S. 10th Abilene, TX 79602-2617	Condemned: May 6, 2010
<i>Sq. Ft.: 1,180 Structural: Poor Foundation: Pier & Beam Value: \$31,042 Total: \$31,810 Del. Tax: \$449.99</i>			
As of 11/17/2010, the lot needs to be cleaned and the building is secure. A building permit was obtained on 8/5/10 and no inspections have been requested. No other permits have been obtained to repair this property. The Community Enhancement Division received complaints in March 2010 for unsightly conditions, high grass and weeds and for abandoned/junk vehicles resulting in the owner abating all but the high grass and weeds which the city mowed; and in July 2010 for high grass and weeds resulting in the city mowing. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
10-027	1310 Vine McMurry College, Blk 25, Lot S40 LT2 & N20 LT3, Abilene, Taylor County, Texas	Jon Martin Bradley ET AL 680 Lakeridge Dr. McKinney, TX 75069-0128	Condemned: May 20, 2010
<i>Sq. Ft.: 1,866 Structural: Poor Foundation: Pier & Beam Value: \$14,512 Total: \$17,620 Del. Tax: \$410.57</i>			
As of 11/17/2010, the lot needs to be mowed and the building is secure. No permits have been obtained for repair of this property. The Community Enhancement Division received complaints for high grass and weeds in April of 2010 resulting in the owner abating, and in July of 2010 resulting in the city mowing. No request for time extension has been submitted.			

Case No.	Address & Description	Owner	Board Action
10-065	817 Graham Lakeside Addn, BLK 14, Lot 9-10, Abilene, Taylor County, Texas	Tyler and Leticia Lee 817 Graham Abilene, TX 79603-5919	Condemned: October 8, 2010
<i>Sq. Ft.: 2,256 Structural: Poor Foundation: Pier & Beam Value: \$24,892 Total: \$27,692 Del. Tax: \$2,031.05</i>			
As of 11/17/2010, the property is severely damaged by fire and the city contractor had to secure the building. The lot needs to be cleaned. No permits have been obtained for repair of this property. The Community Enhancement Division received numerous complaints on this property in the past, most recently for high grass and weeds in June and August of 2010 resulting in the owner abating on both occasions. No request for time extension has been submitted.			