

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

September 2, 2015

A meeting of the Board of Building Standards will be held at 8:15 a.m., Wednesday, September 2, 2015, 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 August 5, 2015 meeting.
3. Consideration, with possible action, regarding the request of Mr. Brian DePalma to be allowed to leave the foundation of the buildings demolished at the America's Best Inn, 5302 S 1st St. (see attachment)
4. PUBLIC HEARING: Cases for rehabilitation, demolition or civil penalties.
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 ___ day of _____, 20___, at _____ o'clock _____ (A.M. P.M.).

City Secretary

3. CASES FOR REHABILITATION, DEMOLITION OR CIVIL PENALTIES:

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 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.

Case No.	Address & Description	Owner	Board Action
10-017	782 Palm St. 11 & N19 LT 12 186 J&M OT ABL, Abilene, Taylor County, Texas	Bill Ortega 705 Hamby St. Clyde, TX 79510 Elisa Bontke 1321 Minter Ln. Abilene, TX 79603	Condemned: March 25, 2010.

*Sq. Ft.: 2,368 Structural: Poor Foundation: Pier & Beam Value: \$11,730 Total: \$16,077
 Del. Tax: \$0*

As of 8/20/2015, the building is secure and the lot needs to be mowed. A building permit was obtained on 8/19/13 and no inspections have been requested. The permit expired and was renewed on 6/22/15. A plumbing permit was obtained on 8/30/11 and a rough-in inspection was made on 9/1/11. The permit expired and was renewed several times until the contractor requested the permit be closed on 3/7/14. An electrical permit was obtained on 8/26/11 and a final inspection was made on 1/3/12. No request for time extension has been submitted.

Staff recommends the board make the following findings: (1) The owner(s) **Bill Ortega & Elisa Bontke** have received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of their need to comply with those requirements, (2) On **December 8, 2011** the board made the following order:

Granted 90 days to complete and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.

Further, staff recommends that the Board assess civil penalties.

Case No.	Address & Description	Owner	Board Action
10-039	738 N 14th OT Abilene, Block 201, Lot E100 of SW 150 X 150, Outlot 2-H & 1 McNairy, Abilene, Taylor County Texas	Meryl McGill 10 Bealle Circle NE Tuscaloosa, AL 35404	Condemned: July 8, 2010 2/23/11 - 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. 7/6/11 – Granted 30 days to sell. 10/5/11 - 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. 3/7/12 – Tabled.

*Sq. Ft: 1,900 Structural: Poor Foundation: Pier & Beam Value: \$5,550 Total: \$7,350
 Del. Tax: \$769.41*

As of 8/20/2015, the building is secure and the lot needs to be mowed. No permits for repairs have been obtained. No request for time extension has been submitted.

Staff recommends the board make the following findings: (1) The owner **Meryl McGill** has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On **October 5, 2011** the board made the following order:

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, and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.

Further, staff recommends that the Board assess civil penalties.

Case No.	Address & Description	Owner	Board Action
10-052	5281 Taos Alameda Addn SEC 5, Block T, Lot 11., Abilene, Taylor County, Texas	Rosa Rodriguez 5358 Laguna Dr. Abilene, TX 79605-2529-58	Condemned: September 7, 2010. 12/3/14 – Granted 60 days to complete repairs. 4/1/15 – Assessed civil penalties and granted 60 days to complete repairs. 8/2/15 – Granted two weeks to complete repairs.
<i>Sq. Ft.: 1,324 Structural: Fair Foundation: Slab Value: \$31,762 Total: \$33,655</i> <i>Del. Tax: \$1,254.56</i>			
<p>As of 8/20/2015, the building is secure and the lot is clean. A building permit was obtained on 4/2/14, no inspections were requested and the permit expired. The building permit was renewed on 12/18/14 and no inspections have been requested. An electrical permit was obtained 7/16/12 for the previous owner and a service change inspection was made on 7/16/12. An electrical permit was obtained on 1/30/15 and a final inspection was made on 2/3/15. A plumbing permit was obtained on 2/9/15 and no inspections have been requested. The owner requested the plumbing permit be closed out and contracted with a new plumbing contractor to perform the work. That permit was obtained on 8/24/15 and no inspections have been requested. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <u>Rosa Rodriguez</u> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <u>August 2, 2015</u> the board made the following order:</p> <p><u>Granted two weeks to bring the property out of condemnation,</u> and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties.</p>			

Case No.	Address & Description	Owner	Board Action
10-082	1110 Ash St. 5 199 4-4 L C Sharp ABL OT, Abilene, Taylor County, Texas	Mrs. Quincy Glover %Pearlie Starkes 1210 Old Forrest St. San Antonio, TX 79601	Condemned: Nov. 4, 2010 6/1/11 - 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. 11/2/11 – Granted 30 days to obtain all necessary permits and rough-in inspections or recommend demolition. 8/1/12 – Table.
<i>Sq. Ft.: 1,134 Structural: Poor Foundation: Pier & Beam Value: \$3,736 Total: \$4,576</i> <i>Del. Tax: \$0</i>			
<p>As of 8/20/2015, the lot is clean and the building is secure. No permits have been obtained for repair of this property. No time extension request has been submitted by the owner.</p> <p>Staff recommends the board make the following findings: (1) The owner <u>Mrs. Quincy Glover % Pearlle Starkes</u> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <u>November 2, 2011</u> the board made the following order:</p> <p><u>Granted 30 days to obtain all necessary permits and rough-in inspections or recommend demolition,</u> and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties.</p>			

Case No.	Address & Description	Owner	Board Action
10-088	1818 Jefferies St. North Park Addn, Block 26, Lot W100 E578.33 N100 2.3 AC TR, Abilene, Taylor County, Texas	Rosa Sims 5358 Laguna Dr. Abilene, TX 79605-2529-58	Condemned: Nov. 16, 2010 6/1/11 - 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. 11/2/11 – Granted 30 days to obtain all necessary permits and rough-in inspections. 3/7/12 – Tabled. 12/3/14 - Granted 90 days to complete repairs. 4/1/15 – Granted 30 days to complete repairs. 8/5/15 – Granted owner two weeks to complete repairs.
<i>Sq. Ft.: 1,361 Structural: Poor Foundation: Pier & Beam Value: \$6,828 Total: \$7,628</i> <i>Del. Tax: \$534.95</i>			
<p>As of 8/20/2015, the lot is clean and the building is secure. A building permit was obtained on 3/12/14, no inspections were requested and the permit expired. The building permit was renewed on 12/18/14 and no inspections have been requested. An electrical permit was obtained on 4/1/15 and no inspections have been requested. A plumbing permit was obtained on 4/27/15 and a top-out inspection was rejected due to the door being locked on 8/21/15. No request for time extension has been submitted.</p> <p>Staff recommends the board make the following findings: (1) The owner <u>Rosa Sims</u> has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On <u>August 2, 2015</u> the board made the following order:</p> <p><u>Granted two weeks to bring the property out of condemnation,</u> and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.</p> <p>Further, staff recommends that the Board assess civil penalties.</p>			

Case No.	Address & Description	Owner	Board Action
11-011	726 & 726 ½ N 13 th St. College Drive Replat Block 28 Lot E & F, Abilene, Taylor County, Texas	Interested Citizens of Abilene North I-CAN 701 Mesquite St. Abilene, TX 79601-5220	Condemned: Mar. 10, 2011 10/5/11 – Granted 120 days to complete repairs. 3/7/12 – Tabled. 5/6/15 – Granted 60 days to complete repairs.

*Sq. Ft.: 725/504 Structural: Poor Foundation: Pier & Beam Value: \$5,021 Total: \$6,521
 Del. Tax: \$0*

As of 8/20/2015, the lot needs to be cleaned and the interior of both buildings needs to be emptied. The structures are secure. A building permit was obtained on 9/29/11 and no inspections have been requested and the permit is currently expired. No other permits have been obtained for repair of this property. No request for time extension has been submitted.

Staff recommends the board make the following findings: (1) The owner **Interested Citizens of Abilene North I-CAN** has received notice of the requirements of the Code for the Abatement of Dangerous Buildings and the current Minimum Standards for Buildings and Structures Division and was advised of his need to comply with those requirements, (2) On **May 6, 2015** the board made the following order:

Granted 60 days to complete repairs, and (3) Owner has failed to comply with the order of the board and has failed to take action necessary for compliance with the ordinance.

Further, staff recommends that the Board assess civil penalties.