

Board of Building Standards Minutes

July 1, 2015

Public Notice having been posted, a regular meeting of the Board of Building Standards was held at 8:15 a.m., Wednesday, July 1, 2015, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

Board Members:	Steve Ellinger, Chairman	Present
	Alana Fletcher Maddox	Present
	Delbert Allred	Present
	David Beard	Present
	Anthony McColum	Present
	Lloyd Turner	Present
	DeAnn Yeilding	Present

Visitors:	Perry Haynes	Gary Corpian
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Staff Present:

David Sartor, Building Official
Dan Santee, Legal Department
Meagan Baker, Recording

1. The meeting was called to order by Steve Ellinger, Chairman, at approximately 8:15a.m.
2. Mr. Ellinger said the first order of business was the review and approval of the minutes of the June 3, 2015 meeting. Mr. Allred made the motion to approve, Mrs. Yeilding seconded with Mr. Ellinger and Mrs. Maddox abstaining and it passed unanimously.

3. Mr. McColum moved to untable this case and Mr. Allred seconded and the motion carried unanimously.

Mr. David Sartor stated that there is a request to leave the foundation, after the demolition of the structure at 541 Oak St. The City Ordinance on a demolition of a structure requires that all footing, foundations, sidewalks, etc. be removed at the time the building is demolished. There is an option for a request to the Board of Building Standards to ask that the slab remain for some purpose. Mr. Sartor stated that this case was tabled at the last meeting in order for Mr. Corpian to bring the board cost estimates and information from the engineer on how to make the foundation a parking lot. Mr. Sartor stated that he does not have any further information about this case.

Mr. Turner asked about the demolition permit and what is the owner's responsibilities in regards to what is left on the property. Mr. Sartor stated that when a demolition permit is obtained, by City ordinance, the building, footings and all foundations need to be removed. The lot is to be leveled so it is easily maintainable.

Mr. Corpian stated that where the water is standing, his intention is put down a base material to fill those areas to make level. Mr. Corpian stated that he feels that if he could leave the foundation for a parking lot, it would look a lot better than a vacant lot. Mr. Ellinger stated to Mr. Corpian that the board may be a little reluctant to allow the foundation remain for a parking lot. Mr. Ellinger feels in his opinion that a maintained lot looks better than a parking lot that won't be used. Mr. Corpian stated that the parking lot will be used by either the business next door or his business across the street. Mr. McColum asked Mr. Corpian if the engineer was going to present some kind of drawings on what is going to be done with making this a parking lot. Mr. Corpian stated that Mr. Perry Haynes can answer any questions that the board may have.

Mr. Perry Haynes stated he did not come prepared to present any drawings to the board because he was unaware of what exactly the board was needing. Mr. Haynes stated that one of his main concerns was to make sure that the building next door is structurally sound. Mr. Ellinger asked Mr. Haynes, is the five foot that is being requested going to be enough to sustain the building next door. Mr. Haynes answered yes, that five foot needs to remain to keep the building structurally sound. Mr. Haynes stated to the board that if they allow Mr. Corpian to make this into a parking lot, it is going to be fairly expensive. Mr. Haynes and Mr. Corpian have not discussed the price on making this lot into a parking lot nor have they discussed a price to remove the existing foundation. Mr. Haynes expressed to the board again that he was unaware of what the board was needing from him. Mr. McColum communicated to Mr. Haynes that the board was under the impression that there was going to be some kind of design on exactly how he was going to approach this project. Mr. McColum stated that it sounded like there has not been an in-depth conversation on what the board had requested. Mr. Haynes articulated that Mr. Corpian only stated to him that the board wanted to know how they were going to fix the problem of the water pooling. Mr. Haynes expressed that he would have been more prepared with the information that was needed in order to make this into a parking lot and/or removing the foundation. Mr. Haynes was under the impression that the board was only concerned about the slab that needed to remain for the building next door and the water pooling issue.

Mr. Ellinger asked Mr. Sartor "to become an acceptable approved parking lot, are there certain requirements that need to be maintained?" Mr. Sartor stated that he is sure that there are, the building code does not speak to that. Mr. Ellinger expressed that in order to get this case closed, the board is going to need to see some kind of drawing or plan of layout. It's going to have to detail how vehicles will have access to the parking lot and what exactly is going to be laid for the base in order to make this a parking lot that the City is going to accept. Mr. Sartor added that after every board meeting, the board decisions are sent out to the property owners in the form of a letter.

Mr. McColum expressed to Mr. Haynes that in the last meeting, the motion that was made was that Mr. Corpian present to the board some kind of plans and supporting documentation to fix the void spots and the bring foundation to a level grade. The board has expressed to Mr. Corpian that he needed to research his options, to find out which option was more feasible.

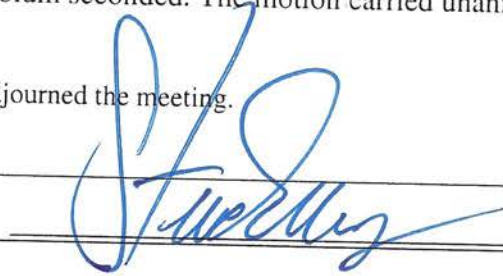
Mr. Beard feels that this discussion is out of the realm of what is normally asked in regards to leaving a slab for parking. In this case the board is being asked to leave a foundation so that an entire new surface be put on the top.

Mr. Haynes feels that it would be less expensive to remove the foundation than it would be to leave the foundation and convert it into a parking lot. Mr. McColum asked Mr. Haynes if he has discussed this with Mr. Corpian. Mr. Haynes stated, yes it has been discussed, but no decision was made.

After discussion, Mr. ^{Ellinger}~~Beard~~ moved to deny the request to leave the foundation with the exception of the five foot that was designed by the engineer to support the neighboring building and Mr. McColum seconded. The motion carried unanimously.

Mr. Ellinger adjourned the meeting.

Approved:



, Chairman

Date:

08.06.15