



City of Abilene Board of Building Standards Agenda

Notice is hereby given of a meeting of the Board of Building Standards to be held on Wednesday, December 7, 2016 at 8:15 AM at 555 Walnut Street, 2nd Floor Council Chambers, for the purpose of considering the following agenda items.

1. Call to Order

2. Minutes

- a. Approval of minutes from November 2, 2016

3. PUBLIC HEARING:

- a. **Case No. 14-002** – 2765 Cedar St (North Park Addn, Block 18, Lot N55 W140 of Lot 4)
Owner(s): Thomas & Judy Self
- b. **Case No. 12-025** – 1441 S 2nd St (OT Abilene, Block 120, Lot W1/2 of 11 & 12) Abilene Taylor County Texas
Owner(s): Benjamin S Sanchez
- c. **Case No. 16-018** – 1434 Hickory St (OT Abilene, Block 204, Lot 12 & S1/2 of 13, Outlot 2-C Baldwin)
Owner(s): Sally Alcantar c/o Michael Alcantar
- d. **Case No. 16-021** – 1542 Griggs St (Lytle Lake Gardens, Block A, Lot S77 E1/2 LT7)
Owner(s): Christopher Matthews & Linda Mckay

4. Adjournment

NOTICE

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending Board of Adjustment meetings. To better serve you requests should be received forty-eight (48) hours prior to the meetings. Please contact Planning at 676-6237. Telecommunication device for the deaf is 676-6360.

CERTIFICATION

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 _____, 2016, at _____ o'clock _____ (A.M. P.M.).

City Secretary



**Board of Building Standards
Agenda Memo**

Board of Building Standards Meeting Date: 12/7/2016

TO: Mr. Tim Littlejohn, Chief Building Official

FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation

**Case No. 14-002 – 2765 Cedar St (North Park Addn, Block 18, Lot N55 W140 of Lot 4)
SUBJECT: Owner(s): Thomas & Judy Self**

GENERAL INFORMATION

RECORDS ARE TO BE SEARCHED WHEN A CASE IS OPENED AND BEFORE SENDING BOBS NOTICE.

DATE OF SEARCH NOVEMBER 7, 2016

COUNTY RECORDS – SEARCH REVEALED A QUIT CLAIM DEED TO THOMAS AND JUDY SELF.

TAYLOR CAD – SHOWS OWNER TO BE THOMAS SELF

SECRETARY OF STATE – NO LISTING FOR THIS NAME

TAX RECORDS OF THE MUNICIPALITY- NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – SHOWS LAST USER TO BE JUDY SELF. SERVICE TERMINATED 03/05/2014

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS; IF THIS IS DONE, PROVIDE PLAN OF ACTION INCLUDING A TIME-FRAME FOR REPAIR AND COSTS ESTIMATES.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
☐ Case No. 14-002	Cover Memo
☐ 14-002 PowerPoint	Backup Material

14-002	2765 Cedar St North Park Addn., Block 18, Lot 4	Thomas & Judy Self 7991 CR 250 Clyde, TX 79510	Condemned: February 26, 2014 This is the first appearance before BOBS
<i>Sq. Ft.: 1,476 Structural: Poor Foundation: P Value: \$21,547 Total: \$23,087 Del. Tax: \$0</i>			
As of 11/15/2016, the building is secure and the lot needs to be cleaned. The City has mowed recently. No permits have been obtained for repair of this property. No request for time extension has been submitted.			

ITEM NO. 3 (c)
CASE # 14-002

2765 CEDAR ST



CHECKLIST FOR RECORDS SEARCH

RECORDS ARE TO BE SEARCHED WHEN A CASE IS OPENED AND BEFORE SENDING BOBS NOTICE.

DATE OF SEARCH NOVEMBER 7, 2016

COUNTY RECORDS – SEARCH REVEALED A QUIT CLAIM DEED TO THOMAS AND JUDY SELF.

TAYLOR CAD – SHOWS OWNER TO BE THOMAS SELF

SECRETARY OF STATE – NO LISTING FOR THIS NAME

TAX RECORDS OF THE MUNICIPALITY- NOT APPLICABLE

**UTILITY RECORDS OF THE MUNICIPALITY – SHOWS LAST USER TO BE JUDY SELF. SERVICE
TERMINATED 03/05/2014**



TIMELINE OF NOTIFICATIONS

- **FEBRUARY 27, 2014** – INITIAL NOTICE OF CONDEMNATION
- **APRIL 8, 2014** - TIMEFRAME FOR REPAIRS – 60/60/60
- **NOVEMBER 7, 2016** – SENT NEW NOTICE OF CONDEMNATION
- **NOVEMBER 16, 2016** – SENT NOTICE OF DECEMBER 7, 2016 BOBS MEETING



NOTICE OF MEETING



WEST SIDE/FRONT



- Nov 16, 2016, 10:17 AM



ROOFING SHINGLES



FRONT PORCH AREA



SOUTH SIDE



- Nov 16, 2016, 10:17 AM



MISSING SIDING ON SOUTH SIDE



ACCESSORY STRUCTURE/USC'S



UNSIGHTLY CONDITIONS



Nov 16, 2016, 10:18 AM



EAST SIDE/REAR



- Nov 16, 2016, 10:18 AM



UNSIGHTLY CONDITIONS

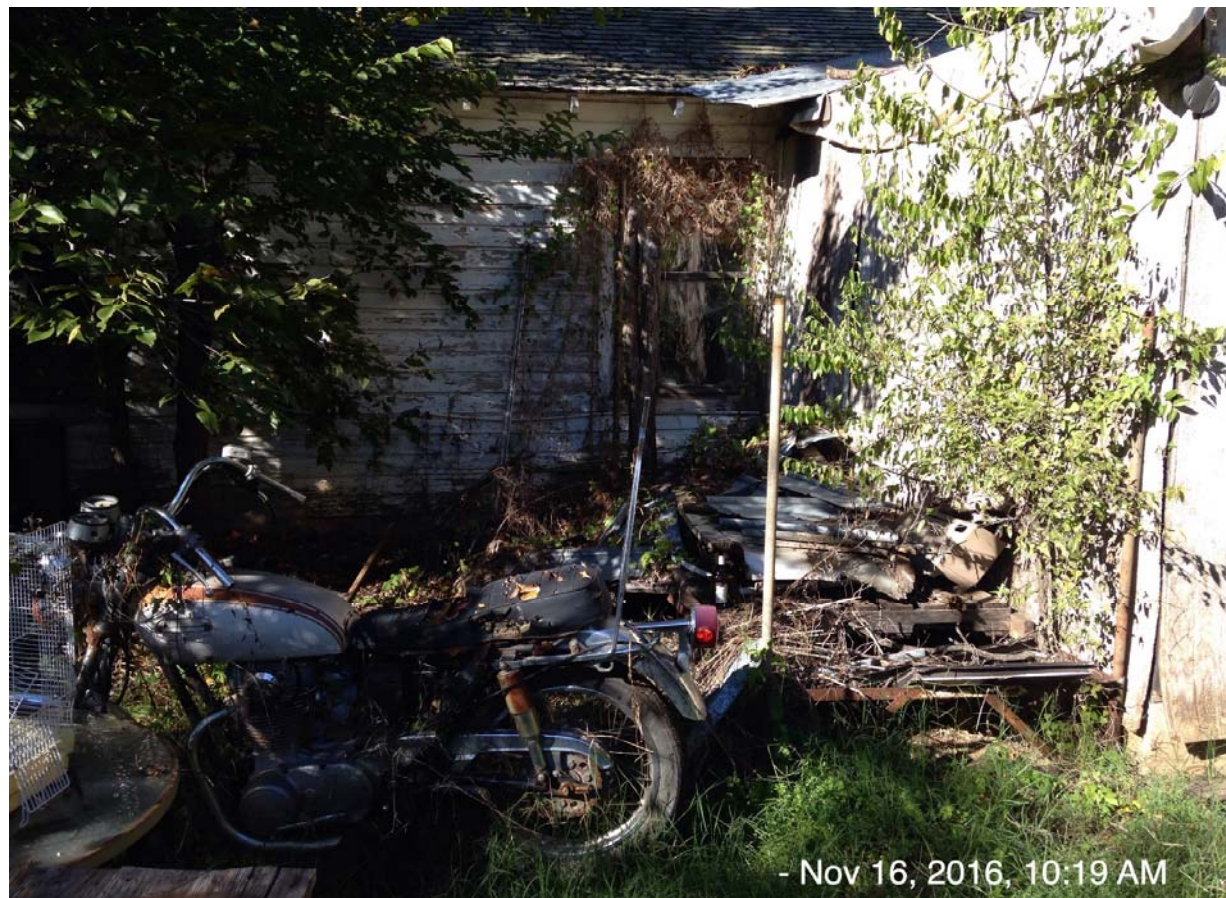


- Nov 16, 2016, 10:19 AM



ACCESSORY STRUCTURE





EAST SIDE REAR ENTRY



NORTH SIDE



- Nov 16, 2016, 10:20 AM



Staff Recommendations:

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



**END OF
2765 CEDAR ST
PRESENTATION**





**Board of Building Standards
Agenda Memo**

Board of Building Standards Meeting Date: 12/7/2016

TO: Mr. Tim Littlejohn, Chief Building Official

FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation

**SUBJECT: Case No. 12-025 – 1441 S 2nd St (OT Abilene, Block 120, Lot W1/2 of 11 & 12) Abilene
Taylor County Texas
Owner(s): Benjamin S Sanchez**

GENERAL INFORMATION

RECORDS ARE TO BE SEARCHED WHEN A CASE IS OPENED AND BEFORE SENDING BOBS NOTICE.

DATE OF SEARCH NOVEMBER 7, 2016

COUNTY RECORDS – SEARCH REVEALED DEED OF TRUST, TRUSTEE'S DEED, RELEASE OF LIEN, SPECIAL WARRANTY DEED W/VENDOR'S LIEN AND A SECOND DEED OF TRUST ALL IN THE NAME OF BENJAMIN S SANCHEZ.

TAYLOR CAD – LISTS THE OWNER AS BENJAMIN S SANCHEZ

SECRETARY OF STATE – NO LISTING FOR THE NAME – BENJAMIN S SANCHEZ

UTILITY RECORDS OF THE MUNICIPALITY – LISTS LAST KNOWN USER AS JOANNA RODRIGUEZ. SERVICE WAS TERMINATED 12/21/2011

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS; IF THIS IS DONE, PROVIDE PLAN OF ACTION INCLUDING A TIME-FRAME FOR REPAIR AND COSTS ESTIMATES.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
☐ Case No. 12-025	Cover Memo
☐ 12-025 PowerPoint	Backup Material

12-025	1441 S 2nd St OT Abilene, Block 120, Lot W1/2 of 11 & 12	Sanchez Benjamin S 2009 Victoria St Abilene, TX 79603- 3615	Condemned: May 4, 2012 This is the first appearance before BOBS
<i>Sq. Ft.: 1,584 Structural: Poor Foundation: P Value: \$14,306 Total: \$16,406</i> <i>Del. Tax: \$1,649.88</i>			
As of 11/15/2016, the building is secure and the lot is clean. No permits have been obtained for repair of this property. No request for time extension has been submitted.			

ITEM NO. 3 (b)
CASE # 12-025

1441 S 2ND ST



CHECKLIST FOR RECORDS SEARCH

RECORDS ARE TO BE SEARCHED WHEN A CASE IS OPENED AND BEFORE SENDING BOBS NOTICE.

DATE OF SEARCH NOVEMBER 7, 2016

COUNTY RECORDS – SEARCH REVEALED DEED OF TRUST, TRUSTEE’S DEED, RELEASE OF LIEN, SPECIAL WARRANTY DEED W/VENDOR’S LIEN AND A SECOND DEED OF TRUST ALL IN THE NAME OF **BENJAMIN S SANCHEZ.**

TAYLOR CAD – LISTS THE OWNER AS **BENJAMIN S SANCHEZ**

SECRETARY OF STATE – NO LISTING FOR THE NAME – **BENJAMIN S SANCHEZ**

UTILITY RECORDS OF THE MUNICIPALITY – LISTS LAST KNOWN USER AS JOANNA RODRIGUEZ. SERVICE WAS TERMINATED 12/21/2011



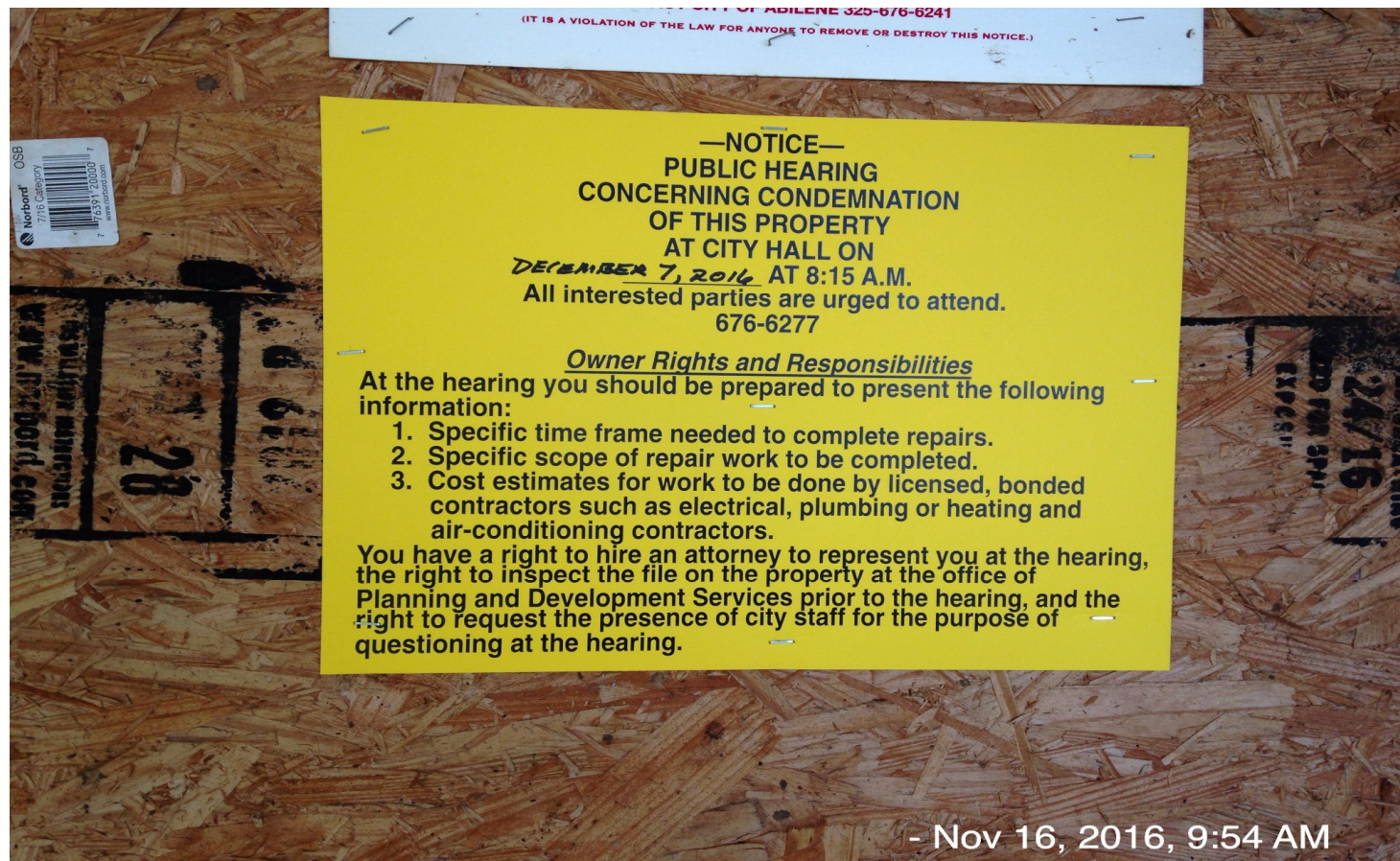
TIMELINE OF NOTIFICATIONS

- **MAY 4, 2012**– SENT INITIAL NOTICE OF CONDEMNATION
- **MAY 7, 2012** – SENT TIMEFRAME FOR REPAIRS – 60/60/60
- **JUNE 14, 2013** – SENT INITIAL NOTICE TO REGISTERED AGENT
- **NOVEMBER 7, 2016** – SENT NOTICE OF VIOLATION
- **NOVEMBER 16, 2016** – SENT NOTICE OF DECEMBER 7, 2016

BOBS MEETING



NOTICE OF MEETING



NORTH SIDE/FRONT



- Nov 16, 2016, 9:54 AM



WEST SIDE FRONT ROOF DAMAGE



- Nov 16, 2016, 9:55 AM



WEST SIDE



- Nov 16, 2016, 9:55 AM



FRONT SOFFITT



- Nov 16, 2016, 9:55 AM



MISSING WINDOW AT FRONT GABLE



EAST SIDE



DANGEROUS ELECTRICAL



SOUTH SIDE/REAR



SOUTH SIDE/REAR ENTRANCE



SOUTH SIDE OVER REAR ENTRANCE



- Nov 16, 2016, 9:57 AM



MISSING UNDER-PINNING



- Nov 16, 2016, 9:57 AM



Staff Recommendation:

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



**END OF
1441 S 2ND ST
PRESENTATION**





**Board of Building Standards
Agenda Memo**

Board of Building Standards Meeting Date: 12/7/2016

TO: Mr. Tim Littlejohn, Chief Building Official

FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation

**SUBJECT: Case No. 16-018 – 1434 Hickory St (OT Abilene, Block 204, Lot 12 & S1/2 of 13, Outlot 2-C Baldwin)
Owner(s): Sally Alcantar c/o Michael Alcantar**

GENERAL INFORMATION

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

COUNTY RECORDS – DEED OF TRUST AND WARRANTY DEED W/VENDORS LIEN SHOWING RICHARD ALCANTAR TO BE THE OWNER. (DECEASED) HOME WENT TO HIS WIFE, SALLY ALCANTAR UPON RICHARD'S DEATH.

TALOR CAD – SHOWS OWNER TO BE SALLY ALCANTAR THE OWNER. PROPERTY IS IN CARE OF MICHAEL ALCANTAR.

SECRETARY OF STATE – NO RECORDS FOR THESE NAMES FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – LAST KNOWN USER WAS PREVIOUS OWNER RICHARD ALCANTAR. LAST DATE OF USE – 1/14/2015

SEARCH VALIDATES THE OWNER OF THIS PROPERTY TO BE SALLY ALCANTAR.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS; IF THIS IS DONE, PROVIDE PLAN OF ACTION INCLUDING A TIME-FRAME FOR REPAIR AND COSTS ESTIMATES.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
☐ Case No. 16-018	Cover Memo
☐ 16-018 PowerPoint	Backup Material

16-018	1434 Hickory St OT Abilene, Block 204, Lot 12 & S1/2 of 13, Out lot 2-C Baldwin	Sally Alcantar c/o Michael Alcantar 7311 Wickahoney Dr San Antonio, TX 78250	Condemned: September 1, 2016 This is the first appearance before BOBS
<i>Sq. Ft.: 1,888 Structural: Poor Foundation: P Value: \$8,995 Total: \$11,498 Del. Tax: \$301.26</i>			
As of 11/15/2016, the building is secure and the lot needs to be cleaned. The City has mowed recently and several times in the past. A partial abatement of trash and debris was performed. No permits have been obtained for repair of this property. No request for time extension has been submitted.			

ITEM NO. 3 (d)
CASE # 16-018

1434 HICKORY ST.



CHECKLIST FOR RECORDS SEARCH

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

COUNTY RECORDS – DEED OF TRUST AND WARRANTY DEED W/VENDORS LIEN SHOWING **RICHARD ALCANTAR** TO BE THE OWNER. (DECEASED) HOME WENT TO HIS WIFE, **SALLY ALCANTAR** UPON RICHARD'S DEATH.

TALOR CAD – SHOWS OWNER TO BE **SALLY ALCANTAR** THE OWNER. PROPERTY IS IN CARE OF **MICHAEL ALCANTAR**.

SECRETARY OF STATE – NO RECORDS FOR THESE NAMES FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – LAST KNOWN USER WAS PREVIOUS OWNER **RICHARD ALCANTAR**. LAST DATE OF USE – 1/14/2015

SEARCH VALIDATES THE OWNER OF THIS PROPERTY TO BE **SALLY ALCANTAR**.

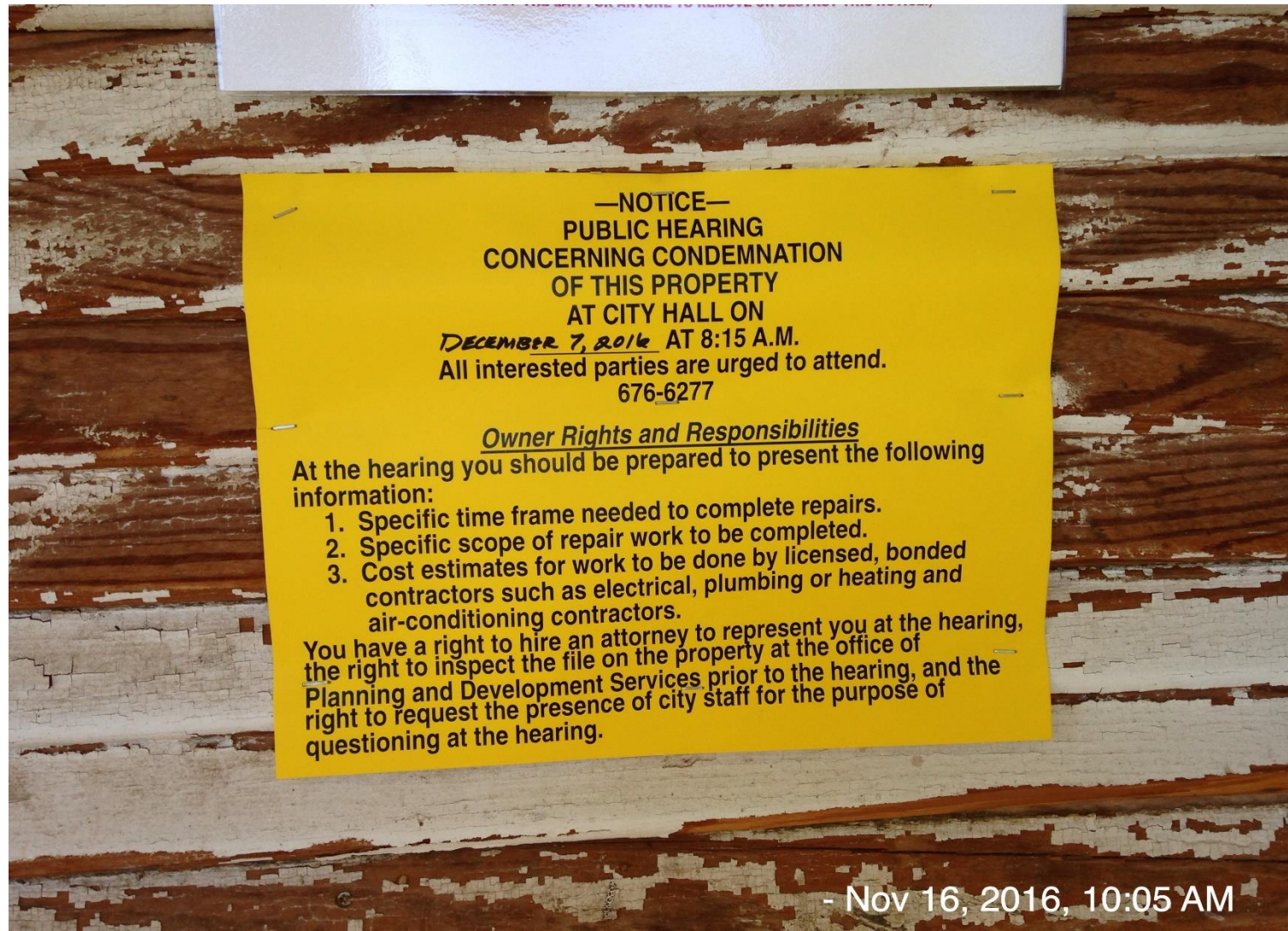


TIMELINE OF NOTIFICATIONS

- **AUGUST 18, 2016** – SENT INITIAL NOTICE OF CONDEMNATION TO OWNER AND LIENHOLDER.
- **SEPTEMBER 20, 2016** – SENT TIMEFRAME FOR REPAIRS – 60/60/60
- **NOVEMBER 16, 2016** – SENT NOTICE OF DECEMBER 7, 2016 BOBS MEETING



NOTICE OF MEETING



EAST SIDE/FRONT



- Nov 16, 2016, 10:05 AM



FRONT OVER FRONT ENTRANCE



- Nov 16, 2016, 10:06 AM



FRONT PORCH BAY WINDOW CONST.



- Nov 16, 2016, 10:06 AM



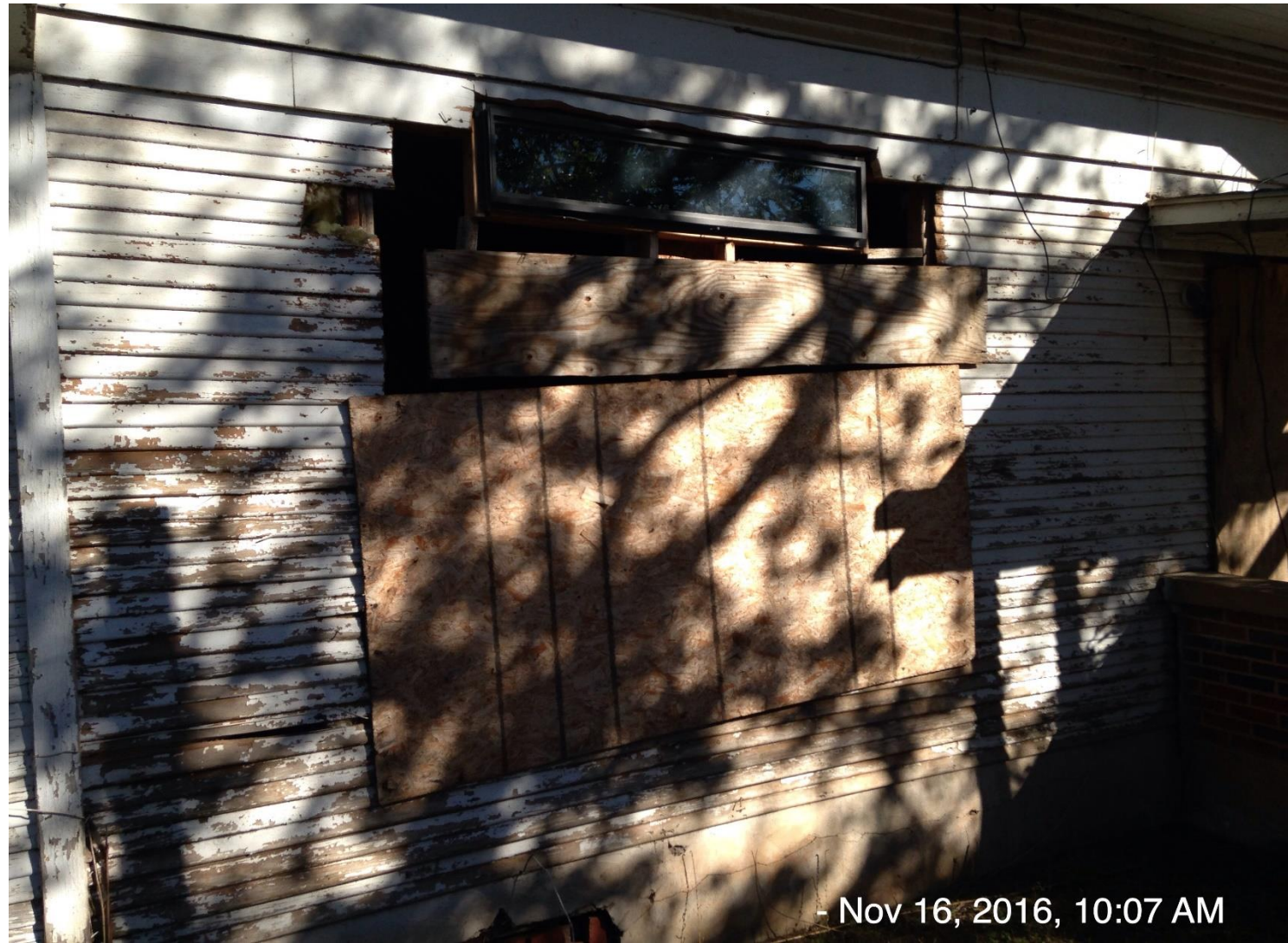
SOUTH SIDE 2ND FLOOR AT FRONT



- Nov 16, 2016, 10:06 AM



SOUTH SIDE 1ST FLOOR



- Nov 16, 2016, 10:07 AM



WEST SIDE/REAR ENTRANCE



- Nov 16, 2016, 10:08 AM



WEST SIDE/REAR



- Nov 16, 2016, 10:08 AM



DANGEROUS ELECTRICAL



- Nov 16, 2016, 10:08 AM



NORTH SIDE 2ND FLOOR



- Nov 16, 2016, 10:09 AM

REAR APARTMENT/ACCESSORY STRUCTURE



Staff Recommendation:

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



**END OF
1434 HICKORY ST.
PRESENTATION**





**Board of Building Standards
Agenda Memo**

Board of Building Standards Meeting Date: 12/7/2016

TO: Mr. Tim Littlejohn, Chief Building Official

FROM: Mr. Michael Moffitt, Code Enforcement/Building Condemnation

Case No. 16-021 – 1542 Griggs St (Lytle Lake Gardens, Block A, Lot S77 E1/2 LT7)
SUBJECT: Owner(s): Christopher Matthews & Linda Mckay

GENERAL INFORMATION

SEARCHES SHOWN BELOW VERIFY PROOF OF OWNERSHIP AND LIENHOLDERS TO WHICH ALL NOTICES SHALL BE SENT.

COUNTY RECORDS – WARRANTY DEED W/VENDOR'S LIEN, DEED OF TRUST ALL WHICH SHOW CHRISTOPHER MATHEWS AND LINDA MCKAY TO BE THE OWNERS TALOR CAD – SHOWS OWNER(S) TO BE CHRISTOPHER MATHEWS AND LINDA MCKAY. LIENHOLDERS ARE RONNIE AND CAROLYN BRYAN

SECRETARY OF STATE – NO RECORDS FOR THESE NAMES FOUND

TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE

UTILITY RECORDS OF THE MUNICIPALITY – INACTIVE SINCE 3/11/16. UTILITIES WERE IN THE NAME OF JERIMIAH C. MATHEWS

SEARCH REVEALS CHRISTOPHER MATHEWS AND LINDA MCKAY TO BE THE OWNERS OF THIS PROPERTY.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

STAFF RECOMMENDATION

ORDER OWNER TO REPAIR – 30 DAYS TO OBTAIN ALL PERMITS AND IF THIS IS DONE, 60 DAYS TO OBTAIN ROUGH-IN INSPECTIONS; IF THIS IS DONE, PROVIDE PLAN OF ACTION INCLUDING A TIME-FRAME FOR REPAIR AND COSTS ESTIMATES.

BOARD OR COMMISSION RECOMMENDATION

ATTACHMENTS:

Description	Type
▣ Case No. 16-021	Cover Memo
▣ 16-021 PowerPoint	Backup Material

16-021	1542 Griggs St Lytle Lake Gardens, Block A, Lot 7	Christopher Mathews & Linda McKay 2934 Old Anson Rd Apt #212 Abilene, TX 79603	Condemned: September 1, 2016 This is the first appearance before BOBS
<i>Sq. Ft.: 1,888 Structural: Poor Foundation: P Value: \$8,995 Total: \$11,498</i> <i>Del. Tax: \$301.26</i>			
As of 11/15/2016, the building is secure and the lot needs to be cleaned. The City has mowed recently. No permits have been obtained for repair of this property. No request for time extension has been submitted.			

ITEM NO. 3 (e)
CASE # 16-021

1542 GRIGGS 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 W/VENDOR'S LIEN, DEED OF TRUST ALL WHICH SHOW **CHRISTOPHER MATHEWS AND LINDA MCKAY** TO BE THE OWNERS **TALOR CAD** – SHOWS OWNER(S) TO BE **CHRISTOPHER MATHEWS AND LINDA MCKAY**. LIENHOLDERS ARE **RONNIE AND CAROLYN BRYAN**
SECRETARY OF STATE – NO RECORDS FOR THESE NAMES FOUND
TAX RECORDS OF THE MUNICIPALITY – NOT APPLICABLE
UTILITY RECORDS OF THE MUNICIPALITY – INACTIVE SINCE 3/11/16. UTILITIES WERE IN THE NAME OF **JERIMIAH C. MATHEWS**

SEARCH REVEALS **CHRISTOPHER MATHEWS AND LINDA MCKAY** TO BE THE OWNERS OF THIS PROPERTY.

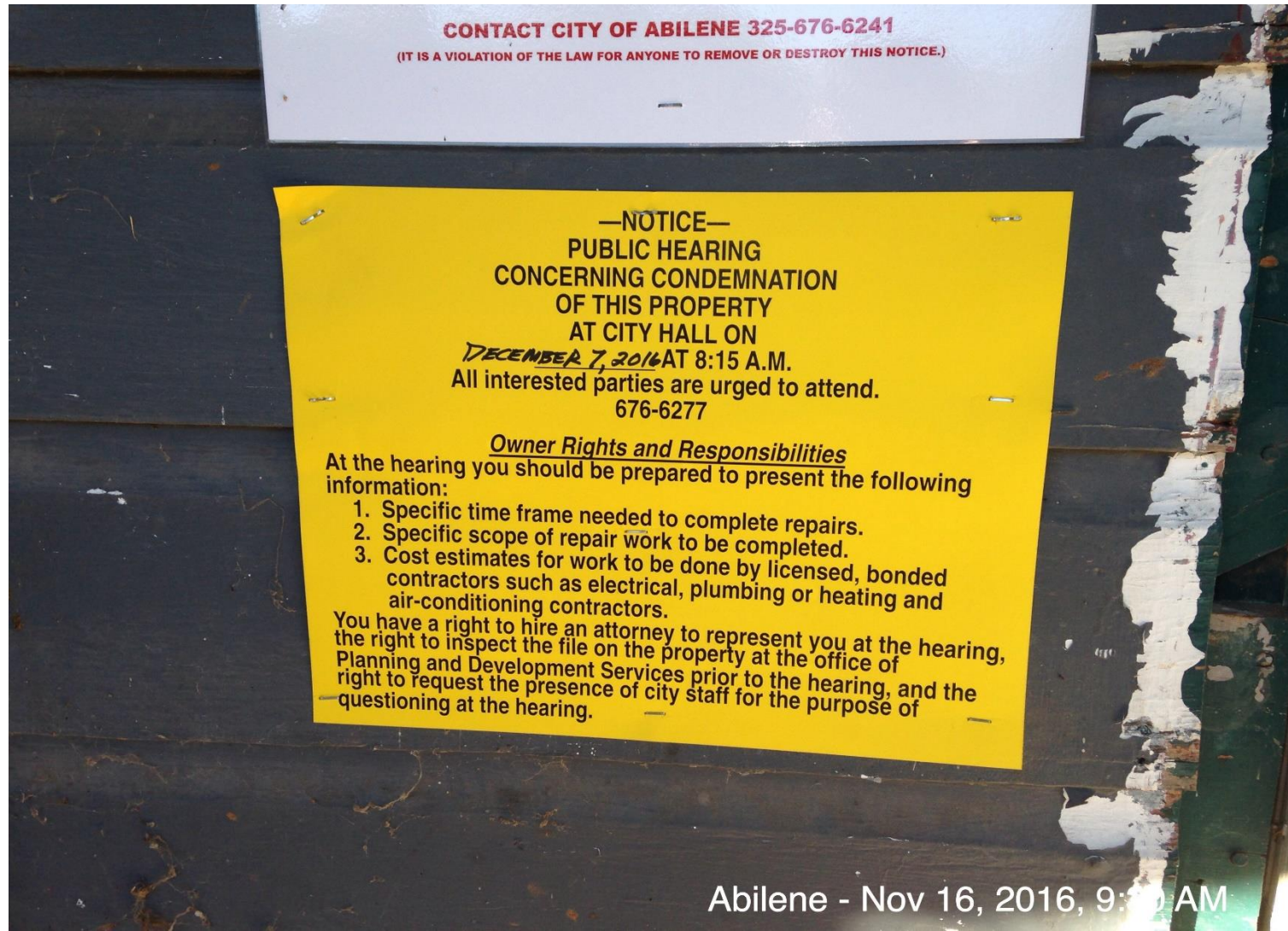


TIMELINE OF NOTIFICATIONS

- **SEPTEMBER 1, 2016** – INITIAL NOTICE OF CONDEMNATION
- **SEPTEMBER 20, 2016** - TIMEFRAME FOR REPAIRS – **60/60/60**
- **NOVEMBER 16, 2016** – SENT NOTICE OF DECEMBER 7, 2016 BOBS MEETING



NOTICE OF MEETING



Abilene - Nov 16, 2016, 9:00 AM



EAST SIDE/FRONT



Abilene - Nov 16, 2016, 9:31 AM



NORTH SIDE



Abilene - Nov 16, 2016, 9:31 AM



NORTH SIDE REAR



Abilene - Nov 16, 2016, 9:31 AM



NORTH SIDE OF GARAGE



Abilene - Nov 16, 2016, 9:32 AM



WEST SIDE REAR



Abilene - Nov 16, 2016, 9:31 AM



FRONT PORCH



Abilene - Nov 16, 2016, 9:34 AM



SOUTH SIDE OF HOUSE/GARAGE



Abilene - Nov 16, 2016, 9:35 AM



GARAGE SOUTH SIDE



Abilene - Nov 16, 2016, 9:35 AM



ADJACENT PROPERTY



Abilene - Nov 16, 2016, 9:37 AM



Staff Recommendation:

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



**END OF
1542 GRIGGS ST.
PRESENTATION**

