

CITY OF SANTA FE
ZONING BOARD OF ADJUSTMENTS
BUILDING STANDARDS COMMISSION

JULY 11, 2011

CITY OF SANTA FE COUNCIL CHAMBERS HIGHWAY 6, SANTA FE, TEXAS

MINUTES

1. **Call to Order:**

The meeting was called to order at 7:15 p.m.

2. **Roll Call:**

Present: Fred Sandberg, Robert Watts, Mark Mozoch, and Jason Tabor. Community Services Director Diana Steelquist, Community Services Assistant Stacey Baker, and Building Official Benny Davis were present at the meeting. Absent: Erik Montemayor, Scott Eckenrode

3. **Invocation and Pledge of Allegiance:**

The Invocation was led by Mr. Sandberg and Pledge of Allegiance was led by Mr. Tabor.

4. **Approval of Minutes of the Building Standards Commission for April 4, 2011.**

Minutes were approved with a motion from Mr. Mazoch and a second from Mr. Tabor. None of the Commissioners objected to the minutes, and the minutes were approved.

5. **Public Hearing, Consideration and Possible Action regarding BOA 11-02 (Arcadia First Baptist) 14828 Hwy 6, requesting a variance to Santa Fe Zoning Ordinance Section 6.01.06 for a change to Off Street Parking Dimension requirements from 10 feet to 9 feet in width.**

Public hearing opened at 7:15 p.m.

- a) Ms. Steelquist advised that the church was asking for a parking variance. Instead of the spaces being ten feet the church asked for the spaces to be nine feet. She also advised that most cities follow a nine foot rule and she did not see a problem with approving the variance.

Public hearing closed at 7:19 pm.

A motion was made by Mr. Watts to approve the nine foot variance and it was seconded

by Mr. Tabor to approve the variance. The motion passed unanimously.

6. Building Standards Commission Business: Preliminary inquiries docket into present conditions and circumstances of the following buildings or structures alleged to be substandard.

- a) 5602 Ave F – Mr. Davis and Mrs. Baker advised this house partially burned approximately two years ago and the owner of the property died in the fire. The son who currently owns the property has not yet cleaned the property up. The house is caving in and the accessory structures that are located on the property are also falling down. The staff recommends the Commission order for the house to be removed and possibly done by the City of Santa Fe. There is reason to believe that the owner of the property will not properly dispose of the burned house in a timely manner since it has been over two years since the fire occurred and the house needs to be demolished immediately due to health and safety issues involving the property. The staff also advised that the accessory structures needed to be removed by the property owner due to health and safety issues, but the main issue at hand was the house. Mrs. Baker and Mr. Davis advised they would like to move forward with this property and it be on the next agenda set for hearing in September 2011.
- b) 2701 FM 646 North – Mr. Davis advised that the house located at this property appeared to be substandard and lies in the construction zone on 646 North. This house is approximately ten feet from the curb of FM 646 North and is a major health hazard to those who may occupy the home. He also advised that the previous owner of the property passed away and is under new ownership. The previous owner wanted to move the house to the back side of the property a couple of years ago but was worried about whether or not the house would make the move. He advised he would like to see the house be relocated to the back of the property or eventually removed before the 646 North project was completed.
- c) 14202 4th St. – Mrs. Baker advised the commission about the condition of the property. The roof of the house had many holes in it and the back of the structure was rotten at the beams, doors and windows. Mr. Davis advised that the owners built a new house next to the old house and to the best of his knowledge the house has been vacant. When the new house was built the owner stated he would remove the old house and to date the structure has not been demolished. Staff advised the owners should be present at the next hearing regarding demolishing the structure because it was a health and safety issue.
- d) ABST 1 PAGE 11 PT OF LOT 1 (1-6) THAMANS 1ST SUB- Lot by 12210 6th St.- Mr. Davis advised that the structure located on this property was previously on the preliminary docket in late 2010. The structure was removed from the list due to deaths in the family. The property is now in the control of the daughter of the deceased property owners. The structure has roof damage, the sides of the structure

were missing and there have been many code enforcement issues with the property. The son of the owner tried to do some work on the structure but was unsuccessful. Mr. Davis and Mrs. Baker advised the structure was located in the immediate view of the Girl's Softball Field and they felt there were safety issues with the structure and advised the structure should be removed from the property. The staff recommends it be put on the docket for next hearing.

- e) 6030 Ave A – Mr. Davis and Mrs. Baker advised that the house may not be completely substandard but definitely needed tending to. The walls of the house had missing siding, wires were exposed, windows were broken out, and there were code enforcement issues previously addressed. The staff recommends the commission move forward on this structure to have the owner repair the necessary damages to the house as soon as possible.

After a brief discussion among the commission a motion was made by Mr. Watts to accept the staff's recommendations on the structures in the order they were presented. Mr. Mazoch seconded the motion and it passed unanimously.

7. Staff update on current substandard structures files from the April 4, 2011 hearing.

- a) 3033 FM 646 North – Mr. Davis and Mrs. Baker advised the house was demolished by the City of Santa Fe the week of June 22, 2011 and the approximate cost that will be billed to the owner will be three thousand dollars. A bill will be sent to the owner and a lien may be placed against it.
- b) 12321 22nd St – Mrs. Baker advised that the owner of the property repaired the structure as asked and then she apparently got some assistance on obtaining a new house because the weekend of July 8, 2011 the structure was removed completely from the property.
- c) 15839 Hwy 6 – Mr. Davis and Mrs. Baker advised that the structure was being repaired and the owners reported to Mr. Davis frequently regarding the repairs to the structure as previously requested.

8. Adjournment.

The hearing was adjourned at 7:50 p.m.

Fred Sandberg, Chairperson

Diana Steelquist, Community Services Director