

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

July 7, 2014

Members: Francisco Banuelos, Randy Coonrod, Daryl Crotts, Brad Doeden, Randy Harder, Russ Redford, Larry Webb, Gregg Wilhite, Warren Willenberg

Present: Banuelos, Coonrod, Crotts, Doeden, Harder, Redford, Webb, Wilhite, Willenberg

Staff Members Present: Bud Lett, Deb Legge, Richard Meier, Diane Patton, Elaine Hammons (MABCD); Fire Marshal Brad Crisp, Battalion Chief Stuart Bevis (WFD); Jeff Van Zandt (City Law Dept.)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Coonrod on Monday, July 7, 2014, at 1:00 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Approval of the June 2, 2014, minutes.

Board Member Harder made a motion to approve the minutes for the June 2, 2014, meeting. Board Member Willenberg seconded the motion. The motion carried.

Public Agenda.

There was no one present to speak on the Public Agenda.

New Business

Expiration of Terms for Board Members

Mr. Jeff Van Zandt confirmed that the election of Board Chairman and Vice Chairman had been held in January 2014 in accordance with Section 1, Article 5.1.020, of the Unified Building and Trade Code. He reminded the Board that Board Officers serve for one year and can be reelected one time. With the creation of the new MABCD Advisory Boards in 2012, service terms for all members began at that time.

Chairman Coonrod asked that the Board and staff introduce themselves to the public in attendance.

Condemnations:

Review Cases:

There were no review cases for July.

New Cases:

1. 1632 N Emporia

There was no representative present for this property.

A one-story frame dwelling, about 28 x 40 feet in size, this building has been vacant for a year. This structure has missing east foundation wall; broken and missing siding shingles; deteriorated composition roof with missing shingles; deteriorated wood front porch deck; exposed framing members; missing soffit; and rotted rafter tails and wood trim.

Accepting the staff recommendation on the property, Board Member Harder made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to beginning wrecking the structure and ten days to complete removal. Board Member Willenberg seconded the motion. The motion carried.

2. 1321 N Santa Fe

Altina Pouncel, owner of the property, was present.

Approximately 20 x 30 feet in size, this two-story frame dwelling has been vacant for at least 20 years. This structure has deteriorated hardboard siding; badly worn, sagging composition roof with holes and missing shingles; deteriorated wood front porch; and rotted wood trim. The 15x20 foot accessory dwelling is dilapidated.

There has been an active case on this property since 1992. Numerous Notices of Violation have been issued. Previously presented for condemnation, repairs were made that allowed the property to be removed from the list for condemnation, and the house has been vacant and boarded since that time. A Pre-condemnation Letter was issued again on March 14, 2014. The taxes for 2010, 2011, 2012, and 2013 are delinquent in the amount of \$1,086.73. The premise is maintained, the structure is secure, and there are no special assessments against the property. Staff has spoken with Tina Pouncel and was told that Ms. Pouncel intends to demolish the accessory structure. To date, no work has been done to bring the property into compliance with minimum housing code.

Ms. Pouncil told the Board that she had been talking with a potential buyer for the property. She said the porch structure is almost completed, and the rear of the property is secure. Ms. Pouncil said she will pay the delinquent taxes. She has contacted two demoliton contractors to arrange for estimates on wrecking the accessory structure.

Board Member Harder made a motion to allow until the September meeting for Ms. Pouncil to negotiate the sale of the property, maintaining the premise in a clean and secure condition, and pay the delinquent taxes. Board Member Crotts seconded the motion. The motion passed.

3. 1907 S Hiram

Vacant for at least three years, this is a one-story frame dwelling about 33 x 45 feet in size. This structure has been damaged by fire. It has a fire damaged composition roof with holes; fire damaged vinyl siding; rotted wood siding; exposed, charred framing members; deteriorated wood trim; and the 28 x 35 foot accessory garage is deteriorated.

Accepting the staff recommendation on the property, Board Member Harder made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin razing the structure and ten days to complete removal. Board Member Willenberg seconded the motion. The motion passed.

4. 1932 S Bonn

The owner, William Novascone, was present.

Vacant for at least three years, this one-story frame dwelling is about 33 x 45 feet in size. This structure has been damaged by fire. It has a fire damaged composition roof with holes; fire damaged vinyl siding; rotted wood siding; exposed, charred framing members; deteriorated wood trim; and the 28 x 35 foot accessory garage is deteriorated.

There has been an active case on this property since September 2012. There has been no response to the violation notices sent on this property. A Pre-condemnation Letter was issued on April 24, 2014. Taxes are current, and there is a Special Assessment levied in 2010 for mowing in the amount of \$124.23. There is also a Special Assessment for a 2013 emergency board-up in the amount of \$921.81. There is an accumulation of waste tires under the carport.

Accepting the staff recommendation on the property, Board Member Wilhite made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin wrecking the structure and ten days to complete the demolition. Board Member Crotts seconded the motion. The motion carried.

Ms. Legge explained the steps of the condemnation process for those in attendance.

5. 935 W Meikle

The owner of the property did not attend the hearing.

This is a one-story frame dwelling about 25 x 42 feet in size. Vacant and open, this structure has been badly damaged by fire. It has a badly fire-damaged roof with missing shingles and holes; fire damaged and missing vinyl siding; exposed, charred framing members; fire damaged wood trim; and the interior has been gutted by fire. The 14 x 18 foot accessory garage is deteriorated.

Several Notices of Violation have been issued on this property. The 2010, 2011, 2012, and 2013 taxes are delinquent in the amount of \$5,582.69. There are Special Assessments for lot clean-up in the amount of \$1,920.56 for 2013, and \$1,450.65 for 2014. There is an active nuisance case on the property, and it has been submitted for abatement.

Accepting the staff recommendation on the property, Board Member Webb made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin demolition and ten days to complete the wrecking. Board Member Willenberg seconded the motion. The motion was approved.

Old Business

With no other business to conduct, Board Member Willenberg made a motion to adjourn the meeting. Board Member Redford seconded the motion. The motion was approved.

The meeting adjourned at 1:23 p.m.