

CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.180806C

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 2207 25th St , SNYDER, TEXAS 79549: Legal Description: Lot L3 &4 & W75' L1 & 2, Block 27, Blankenship Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 08/06/2018, wherein the structure located at 2207 25th St, Snyder, Texas 79549: Legal Description: Lot L3 &4 & W75' L1 & 2, Block 27, Blankenship Addition, was agenda item number 180806C; and

WHEREAS, the Building Standards Commission and the Property Owner agree that the Property is in violation of the ordinances relative to substandard structures under "Substandard Buildings" Ordinance Number 1072; and

WHEREAS, the Building Standards Commission finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented, including the issuance of notices, the minimum standards violated as set forth in the Administrative Orders and Reports attached to the Chapter 214 letter dated 06/29/2018, for its consideration of this matter and incorporates the same into the body of this Order as specific findings of fact for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the minimum standards required by applicable ordinances; and

WHEREAS, the Building Standards Commission finds that the Property is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;
2. _____ The owner has requested, and the Building Standards Commission is permitting the owner _____ days to conduct the repairs. Since the Building Standards Commission is permitting more than 30 days to repair, remove, or demolish the structure, the following specific time schedule is established for the commencement and performance of the work,
 - a. By no later than _____ owner must pull the following permits:
 1. _____ Building

2. ___ Electrical

3. ___ Plumbing

b. By no later than _____ owner must secure the property against unauthorized entry.

c. _____

d. _____

3. ___ The property owner or lienholder report to the City the progress on the performance of the work to be performed by _____.

4. ___ The owner must secure the property against unauthorized entry by no later than _____ and while the work is being performed as determined by the City Inspector.

5. ___ No work be performed until such time as a permit is issued consistent with City ordinances;

6. ___ An asbestos study be conducted and submitted to the state and city for approval prior to performing any work ordered herein;

7. ___ All work to be performed be conducted consistent with City ordinances, state and federal regulations and statutes;

8. ___ The structure be vacated;

9. ___ No person or entity may occupy the structure until such time as a final inspection is conducted and certificate of occupancy issued;

10. ___ A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY;

11. ___ Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work, and place a lien on the property in accordance with applicable law.

12. ___ Should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed \$1000 per day.

13. ___ The owner must remove and abate all nuisance conditions within the interior of the structure no later than thirty (30) days from the date of the Order, or _____ 20 _____, that are the source of the public nuisance, specifically, _____ and other hazards to the community as depicted in photographs submitted into evidence before the Building Standards Commission.

14. ___ The owner pull the appropriate permits within _____ days of this Order to commence the repairs of the following:

15. ___ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.

16. ___ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.

17. ____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20 _____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20_____.
18. ____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
19. ____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at 2207 25th St Snyder, TX and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.
20. ____ The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS _____ DAY OF _____, 20_____

CHAIRPERSON

SECRETARY