



The City Of

San Angelo, Texas

52 W. College Avenue
San Angelo, TX 76903

Construction Board of Adjustments and Appeals Regular Meeting Minutes

December 07, 2023

City Hall

72 W. College St., East Mezzanine Conference Room

(To listen to an audio recording of this meeting in its entirety, submit your request in writing to Charlie Kemp, Building Official)

I. CALL MEETING TO ORDER AND ROLL CALL.

Meeting was called to order at approximately 3:01p.m. by Scott Allison. Following board members were present: Scott Allison, Laura Beth Calvert, Gary Cortese, Chris Kinsey, and Michael Spencer. Jordan Sefcik was absent from meeting. Also attending meeting were Building Official Charlie Kemp, Deputy Building Official Austin Ayers, Permits Clerk Debbie McCleery, Assistant City Attorney Holly Voth.

II. CONSIDERATION OF REVIEW & APPROVAL OF MINUTES FROM NOVEMBER 02, 2023, REGULAR MEETING.

Gary Cortese made a motion to approve meeting minutes. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.

III. PUBLIC HEARINGS, CONSIDERATION AND POSSIBLE ACTION REGARDING DANGEROUS BUILDINGS FOR ORDERS TO SECURE, REPAIR, REMOVE OR DEMOLISH STRUCTURES AT THE FOLLOWING LOCATIONS. (Presentation by Eric Martinson and Billy Clemons, Dangerous Building Inspectors)

A. 501 W Avenue Y – residential structure – Anna I. Salinas; Amy M. Munoz. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding 501 W Avenue Y. Initial notice was sent on 10/24/2023. Building value is \$57,140.

Taxes: \$3,027.79 due 11/20/2023. No contact with owners. Letters are marked "Return to Sender". Accessory building used as latrine. Structure has been vandalized. Wide open windows. No utilities. Open to vagrants. Carport collapsing. Roof trim falling off. Code Enforcement cleaned off outside of property. Open junction boxes. Laura Beth Calvert questioned if property can be claimed by city for value so house can be sold. Holly Voth stated she has not heard of this option. Holly Voth will look into whether city can claim house.

Eric Martinson recommendation is to Demolish and Remove Structure within 60 days. Gary Cortese made a motion that based on information provided by staff, the residential structure is found to be a public nuisance and based on that finding, moves to Demolish and Remove Structure within 60 days. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.

B. 1509 Hassell St – residential structure – Thomas Brawley. Eric Martinson, Dangerous Buildings Inspector, showed pictures and gave a presentation regarding 1509 Hassell St. Initial notice was sent on 10/06/2023. Building value is \$124,530.

Taxes: \$2,477.41 due 11/30/2023. Overgrown. Roof bowing. Backyard clean. Laura Beth Calvert asked was original complaint. Eric Martinson replied holes in roof and foundation, windows open. Accessory structure has holes at bottom for animals to enter. No utilities. Holes above foundation. Open windows. Roof has holes and missing shingles. Gary Cortese asked how far homeowner must homeowner go. Eric Martinson replied he must how progress on repairs. Thomas Brawley gave update. Utilities will be turned on when daughter moves back to town. Gary Cortese asked at what point is Fire Marshal office satisfied to release property since no one currently living in structure. Thomas Brawley must give Eric Martinson regular updates on progress on repairs and securing property. Charlie Kemp stated that Thomas Brawley will need a permit to rebuild the porch.

Eric Martinson recommendation is to Clean Out and Secure Structure with regular updates within 60 days. Laura Beth Calvert made a motion that based on information provided by staff, the residential structure is found to be a public nuisance and based on that finding, moves to Clean Out and Secure Structure with regular updates within 60 days. Chris Kinsey seconded motion. Vote was 5 in favor and 0 against. Motion passed.

IV. UPDATE OF DANGEROUS BUILDING LIST STATUS.

(Presentation by Eric Martinson and Billy Clemons, Dangerous Building Inspector)

Requested/received 3 residential demolition permits. Requested 1 commercial demolition permit that is under review.

V. PUBLIC COMMENTS (ON MATTERS OF INTEREST FOR FUTURE CONSIDERATION).

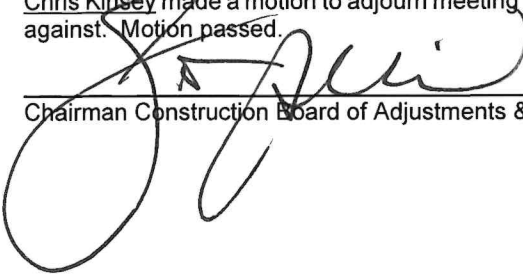
None.

VI. CONSIDERATION FOR FUTURE AGENDA ITEMS AND ANNOUNCEMENTS.

None.

VII. ADJOURNMENT

Chris Kinsey made a motion to adjourn meeting at 3:45p.m. Gary Cortese seconded motion. Vote was 5 in favor and 0 against. Motion passed.



Chairman Construction Board of Adjustments & Appeals