

# AGENDA

**CITY OF DICKINSON, TEXAS  
BUILDING STANDARDS COMMISSION  
REGULAR MEETING**

**Wednesday, October 13, 2010  
6:00 p.m.**

NOTICE is hereby given of a regular meeting of the Building Standards Commission of the City of Dickinson, Texas, to be held **WEDNESDAY, October 13, 2010, at 6:00 p.m.**, in the Council Chambers at City Hall, 4403 Hwy 3, for the purpose of considering the following:

- ITEM 1) CALL TO ORDER AND CERTIFICATION OF QUORUM:**  
Invocation and Pledge of Allegiance
- ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Minutes for the September 8, 2010, Regular Meeting.
- ITEM 3) PUBLIC COMMENT:** At this time, any person with city-related business may speak to the Building Standards Commission. In compliance with the Texas Open Meetings Act, The Building Standards Commission may not deliberate. **Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.**

## NEW BUSINESS

- ITEM 4) PUBLIC HEARING:** To obtain public input to consider an appeal and determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for property located at **2329 Dakota Street** (Abstract 19 Perry & Austin Lot 7, Block 1 Weekes Addition).
- A. Applicant's Statement
  - B. Those in Favor
  - C. Those Opposed
  - D. Applicant's Rebuttal
  - E. Adjournment
- ITEM 5) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** An appeal to determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for the property located at **2329 Dakota Street** (Abstract 19 Perry & Austin Lot 7, Block 1 Weekes Addition).

# AGENDA

**ITEM 6) PUBLIC HEARING:** To obtain public input to consider an appeal and determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for property located at **2900 Block of Ave F** (Abst 19 Perry & Austin Lot 11 Block 152 Moore Addn).

- A. Applicant's Statement
- B. Those in Favor
- C. Those Opposed
- D. Applicant's Rebuttal
- E. Adjournment

**ITEM 7) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** An appeal to determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official. This request is for the property located at **2900 Block of Ave F** (Abst 19 Perry & Austin Lot 11 Block 152 Moore Addn).

**ITEM 8) FUTURE AGENDA ITEMS:** At this time, any member of the Building Standards Commission may request an item to be placed on a future agenda of the Commission. The Building Standards Commission may not discuss or deliberate any requested future agenda item at this time.

**ITEM 9) ADJOURN**

## CERTIFICATION

I hereby certify that a copy of this notice of a Regular Meeting of the Building Standards Commission for **October 13, 2010**, was posted at City Hall, 4403 Hwy 3, Dickinson, Texas, on October 8, prior to 5:00 p.m.



\_\_\_\_\_  
Carol L. McLemore, City Secretary

## MINUTES

### CITY OF DICKINSON BUILDING STANDARDS COMMISSION Regular Meeting

September 8, 2010

A Regular Meeting of the Building Standards Commission of the City of Dickinson, Texas was held on **September 8, 2010 at 6:00 p.m.** at City Hall, 4403 Hwy 3, for the purpose of considering the following items:

#### ITEM 1) CALL TO ORDER

Larry Kindel called the meeting to order at 6:00 p.m.

Board members present were Ira Alexander, James Ayers, Louis Gill, Donald Smith, Larry Kindel and Kirk Harstad. City staff present was Code Enforcement Officer Cynthia Smith and Community Development Assistant Jennifer Fisk. Not in attendance was Lee Gana. Ira Alexander gave the Invocation and Louis Gill led the Pledge of Allegiance.

#### ITEM 2) **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of Minutes for the August 11, 2010, Regular Meeting.

Mr. Alexander made the motion to accept the minutes for the August 11, 2010 meeting and Donald Smith seconded. **MOTION PASSED UNANIMOUSLY.**

#### ITEM 3) **PUBLIC COMMENT:** No one in attendance.

### NEW BUSINESS

#### ITEM 4) **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Revisions to Rules of Procedure Regarding Adopted by the Building Standards Commission on October 3, 2007.

Ms. Smith presented the Commission with the amended rules of procedure that clarifies the appeal process adopted by City Council as well as the new meeting time. Also, she informed the board that the City officials must administer the oaths of office.

#### ITEM 5) **UPDATE:** Cynthia Smith updated the board by letting them know a demolition permit was pulled for 4826 35<sup>th</sup> St on September 7th.

#### ITEM 6) **FUTURE AGENDA ITEMS:** No future agenda items.

#### ITEM 7) **ADJOURNMENT:**

Motion made by Donald Smith to adjourn the meeting. James Ayers seconded the motion. **MOTION PASSED UNANIMOUSLY.**

Larry Kindel adjourned the meeting at 6:07 p.m.

---

Chairman



City of Dickinson  
4403 Hwy 3  
Dickinson, Texas 77539

phone 281.337.2489  
fax 281.337.6190  
ci.dickinson.tx.us

## Notice of Meeting for Newspaper

Public Notice  
City of Dickinson, Texas  
Notice of Public Meeting

The City of Dickinson Building Standards Commission will conduct a public meeting on October 13, 2010 at 6:00 p.m. in the Council Chambers of the City of Dickinson Municipal Building located at 4403 Hwy 3 in Dickinson, Texas. The following properties are on the Building Standards Agenda:

2329 Dakota Street and further known as Abst 19 Perry & Austin Lot 7, Block 1 Weekes Addition in the City of Dickinson, Galveston County

2900 Block of Ave F and further known as Abst 19 Perry & Austin Lot 11 Blk 152 Moore Addn in the City of Dickinson, Galveston County, Texas

Cynthia Smith  
Compliance Officer  
City of Dickinson  
281-337-6259



City of Dickinson  
Community Development  
Code Compliance Staff Review

---

**Meeting Date/Agenda Item**

October 13, 2010

Items# 4 & 5

---

**Property Address**

The property is located at 2329 Dakota Street, Abst 19 Perry & Austin Lot 7 Blk 1 Weekes Addn to Dickinson, in Dickinson Texas, Galveston County.

---

**Property Owner**

Lorraine S Chappel

---

**Case History**

On May 27, 2010 Kevin Byal, Chief Building Official and Cynthia Smith, Compliance Officer conducted an inspection of the structure located at 2329 Dakota Street (Abst 19 Perry & Austin Lot 7 Blk 1 Weekes Addn). Staff found the property to be in violation of multiple City and State Laws.

- a. High grass and weeds
- b. Trash, debris and rubbish
- c. The structure is abandoned, unsecured and not adequately maintained
- d. Visible deterioration of structure and moisture barrier
- e. The structure constitutes a hazard to public safety and a fire hazard

May 27, 2010 A Notice of Violation was sent via certified mail to the current registered property owner notifying them of the condition of the property and providing the owner 30 days to bring the property into compliance.

June 3, 2010 Staff was contacted by Debbie, niece of Lorraine Chappel, who informed staff that Lorraine Chappel is deceased.

A search of Galveston County's Probate Records did not find any records to corroborate this claim.

Further attempts to contact the niece have been unsuccessful.

July 26, 2010 The certified letter mailed on 5/27/2010 was returned to the City of Dickinson marked "unclaimed and unable to forward".

Since the location has not been brought into compliance, staff determined it was appropriate to bring the property before the Building Standards Commission for further action due to the condition of the structure.

---

**Possible Staff Recommendation**

- Declare the structure substandard and a hazard to the public health, safety and welfare.  
**AND**
- Order the repair of the property – provide an amount of time that would be reasonable to complete repairs. **OR**

- Order the demolition of the property and no time for repair should be given.
- 

**Reviewed By**

Cynthia Smith

---

**Attachment(s)**

- Galveston County Tax Office Property Statement
- Galveston CAD Area Map
- Building Standards Commission Meeting Notice
- Notice of Violation
- Photos
- Orders



# Galveston County Tax Office

Wednesday, September 15 110

## Property Tax Statement

[Begin a New Search](#) [Go to Your Portfolio](#)

[Tax Statement](#)

Unless otherwise noted, all data refers to tax information for 2009. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 742500010007000

Pending Internet Payments:  
No Credit Card Payment Pending

Address:  
CHAPPEL LORRAINE S  
PO BOX 84636  
PEARLAND, TX 77581

**Pay by Credit Card or E Check**

Property Site Address:  
2329 DAKOTA ST  
77539

Market Value: \$24,970

Land Value: \$7,500

Legal Description:  
ABST 19 PERRY & AUSTIN LOT 7 BLK 1 WEEKE  
S ADDN TO DICKINSON

Improvement Value: \$17,470

Capped Value: \$0

Current Tax Levy: \$61.17

Agricultural Value: \$0

Current Amount Due: \$88.08

Exemptions: HOM O65

Prior Year Amount Due: \$3,539.96

[Exemption and Tax Rate Information](#)

Total Amount Due: \$3,628.04

[Taxes Due Detail by Year and Jurisdiction](#)

Last Payment Amount for Current Year Taxes:  
Not Received

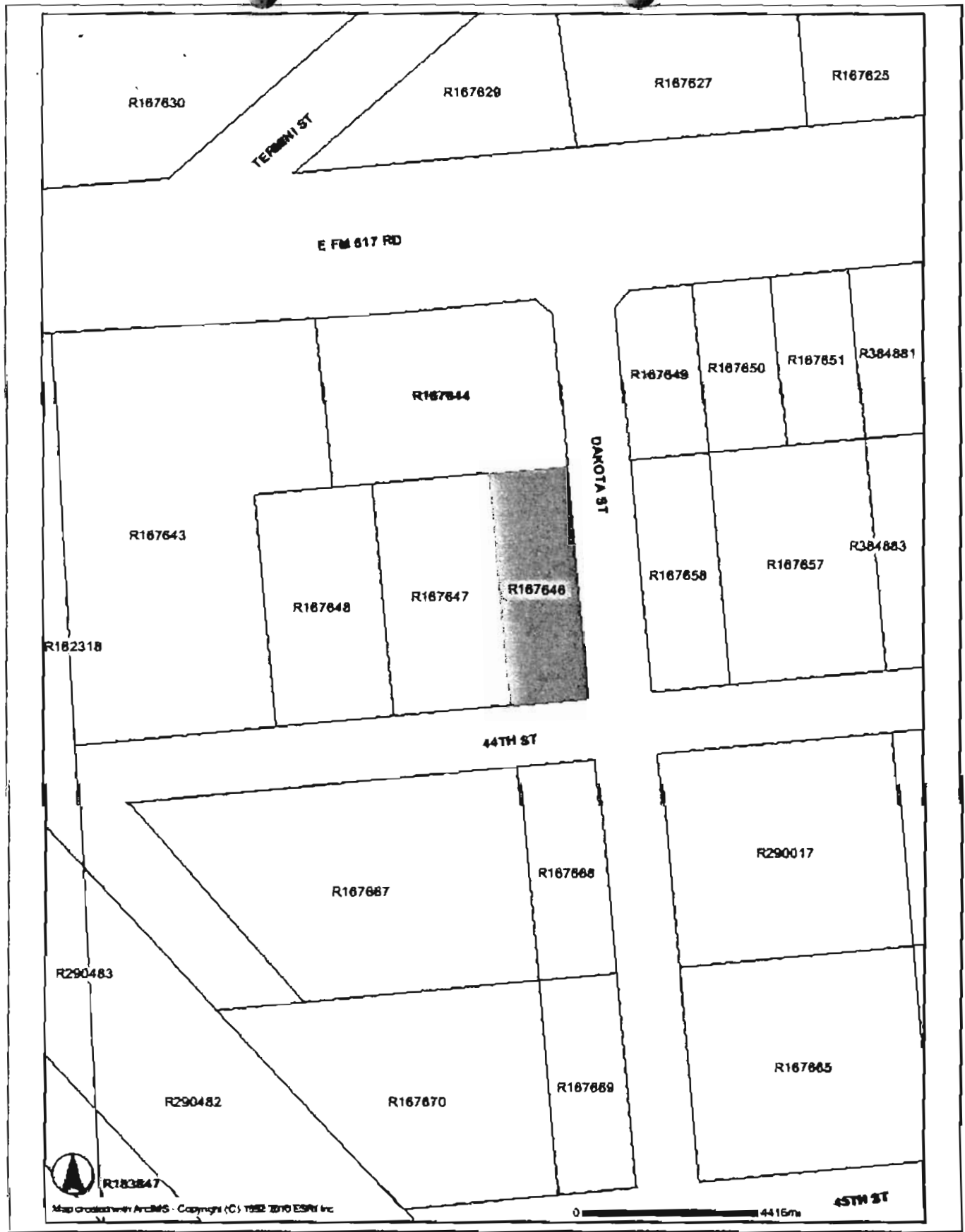
[Payment Information](#)

Last Payer for Current Year Taxes:  
Not Received

Last Payment Date for Current Year Taxes:  
Not Received

[Click Here](#) to see your estimated amount due for a future date. You can see this information by year and by both year and jurisdiction

[Return to Galveston County Homepage](#)





City of Dickinson  
2716 FM 517 East  
Dickinson, Texas 77539

phone 281.337.2489  
fax 281.337.6190  
[www.ci.dickinson.tx.us](http://www.ci.dickinson.tx.us)

September 15, 2010

Lorraine S. Chappel  
PO Box 84636  
Pearland, TX 7751

Dear Property Owner,

This notice is directed to Lorraine S. Chappel and any other person having an interest in the property identified as 2329 Dakota Street and further known as Lot 7, Block 1 Weekes Addition to the City of Dickinson, Galveston County, Texas.

The City of Dickinson Building Official has found the building located at the above referenced property to be substandard and to constitute a hazard to the health, safety and welfare of the citizens of Dickinson.

A hearing will be held before the Building Standards Commission in the City Council Chambers in the municipal building located at 4403 Hwy 3, Dickinson, Texas 77539 on October 13, 2010, at the hour of 6:00 p.m. to determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official.

Your attendance at the hearing is encouraged. Should you have any questions regarding this notice, please feel free to contact me at 281-337-6274.

Regards,

**Cynthia Smith**

Compliance Officer  
City of Dickinson

---

U.S. Postal Service <sup>TM</sup>  
**CERTIFIED MAIL <sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage <sup>TM</sup> Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

7009 0960 0000 2436 9230

## Track & Confirm

### Search Results

Label/Receipt Number: **7009 0960 0000 2436 9230**

Service(s): **Certified Mail™**

Status: **Notice Left**

We attempted to deliver your item at 10:33 am on September 18, 2010 in PEARLAND, TX 77584 and a notice was left. Information, if available, is updated periodically throughout the day. Please check again later.

#### Detailed Results:

- Notice Left, September 18, 2010, 10:33 am, PEARLAND, TX 77584
- Notice Left, September 17, 2010, 10:34 am, PEARLAND, TX 77584

#### Notification Options

##### Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

### Track & Confirm

Enter Label/Receipt Number.

[Go >](#)





City of Dickinson  
4403 Hwy 3  
Dickinson, Texas 77539

phone 281.337.6259  
fax 281.337.6190  
www.ci.dickinson.tx.us

May 27, 2010

**CERTIFIED MAIL - RETURN RECEIPT  
REQUESTED 7008 0150 0001 5816 5595**

Lorraine S Chappel  
P.O. Box 84636  
Pearland, TX 77581

Dear Property Owner,

Violations of City Code and/or State Law were found on May 27, 2010 on your property located at **2329 Dakota St (Abst 19 Perry & Austin Lot 7 Blk 1 Weekes Addn to Dickinson)** in Dickinson, Texas. At the time of the inspection, the City observed the structure appears to be abandoned, not secure and is unsafe. Staff also observed the structure is not being adequately maintained as it is overgrown and trash/debris has accumulated on the property which is a violation(s) of the following City Code and/or State Law(s):

**Violation(s)**

**Vacant Structures and Land**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. **International Property Maintenance Code Section 301.3.**

**Sanitation**

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. **International Property Maintenance Code Section 302.1.**

**Weeds**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. **International Property Maintenance Code Section 302.4.**

**Exterior Structure**

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. **International Property Maintenance Code Section 304.1.**

### **Accumulation of rubbish or garbage**

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. **International Property Maintenance Code Section 308.1.**

### **Unsafe Structure**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. **International Property Maintenance Code Section 108.1.1.**

### **Structure Unfit for human Occupancy**

A structure is unfit for human occupancy whenever the code official finds that such structure is unfit for unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure to the public. **International Property Maintenance Code Section 108.1.3.**

Please note that Waste Management performs the residential and commercial waste removal within the City limits for property owners with a current, active water account with WCID #1. Waste must be prepared in the following manner for removal:

1. Cans not exceeding thirty-two gallons in size.
2. Green waste shall be placed in translucent bags and branches, brush or similar woody material must be bundled and tied in lengths not exceeding five feet (5') or having diameters not exceeding eighteen inches (18") and cannot weigh more than 50 lbs.
3. Waste Management will not dispose of tires, batteries, oil or other hazardous waste as identified by the EPA.

All violations must be corrected within **30 days of the receipt of this letter** to avoid possible civil and/or criminal charges. This will be your only warning for the year, future violations will result in charges being filed.

Your assistance in this matter is greatly appreciated. If you have any questions regarding this notice, please feel free to contact the City at 281-337-6259.

Regards,

Jennifer Fisk  
Community Development

7008 0150 0002 5816 5595

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To Lorraine S. Chappel  
 Street, Apt. No., or PO Box No. P.O. Box 84826  
 City, State Ellerland, TX 77039



City of Dickinson  
4403 Hwy 3  
Dickinson, Texas 77539

2329 Dakota



7008 0150 0001 581b 5595

**CERTIFIED MAIL**

Lorraine S Chappel  
P.O. Box 84636  
Pearland, TX 77581

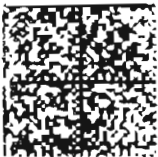
LXXX

NIXIE 779 DC 1 00 07/22/10

RETURN TO SENDER  
UNABLE TO FORWARD

BC: 77539884003 \*0803-08391-22-20

7753988400



UNITED STATES POSTAGE  
02 10  
0004168403 MAY 15  
\$ 005.54  
PAID FROM ZIP CODE

Not 10  
6-3-10  
7-9-10

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lorraine S Chappel  
P.O. Box 84636  
Pearland, TX 77581

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  X  Agent's Address
- B. Received by (Printed Name)  C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- COD

4. Restricted Delivery? (Extra Fee)  Yes  No

7008 0150 0001 581b 5595

PS Form 3811, February 2004

Domestic Return Receipt

10225-924-1040

[Track & Confirm](#)

[FAQs](#)

## Track & Confirm

### Search Results

Label/Receipt Number: **7008 0150 0001 5816 5595**  
Status: **Delivered**

Your item was delivered at 10:57 am on July 26, 2010 in DICKINSON, TX 77539. A proof of delivery record may be available through your local Post Office for a fee.

Additional information for this item is stored in files offline.

[Restore Missing Details](#) >  [Return to USPS.com Home](#) >

Track & Confirm

Enter Label/Receipt Number.

[Go](#)

[Site Map](#)

[Customer Service](#)

[Forms](#)

[Gov't Services](#)

[Careers](#)

[Privacy Policy](#)

[Terms of Use](#)

[Business Customer Gateway](#)

Copyright © 2010 USPS. All Rights Reserved.

No FEAR Act EEO Data

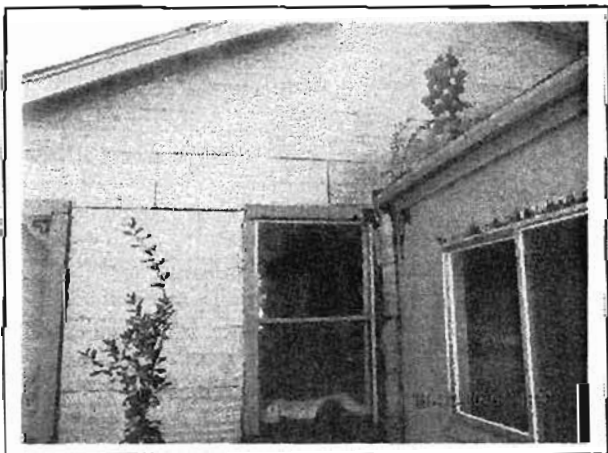
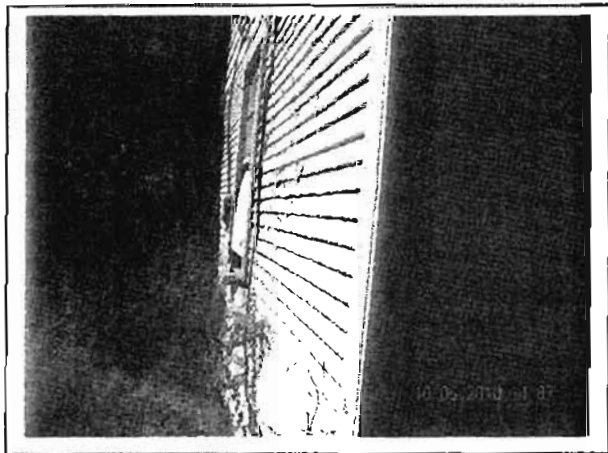
FOIA

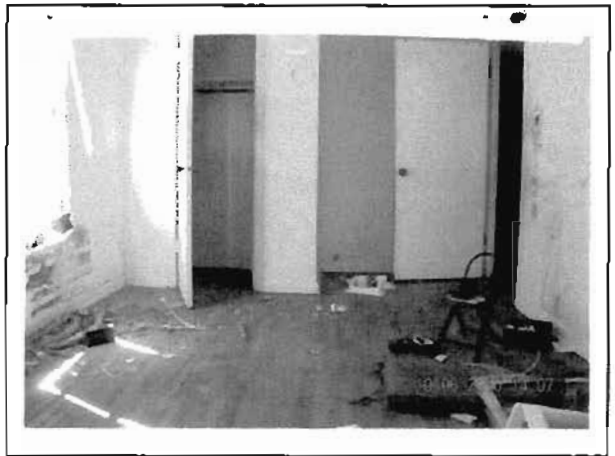


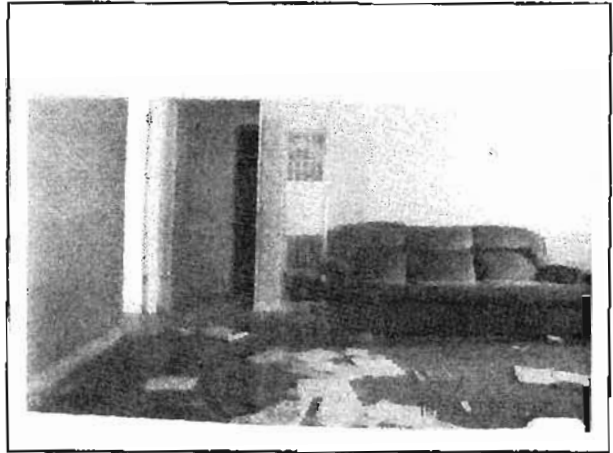
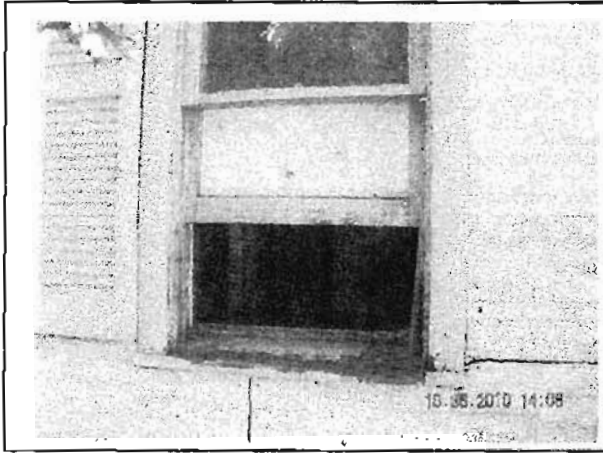
2329 Dakota Street

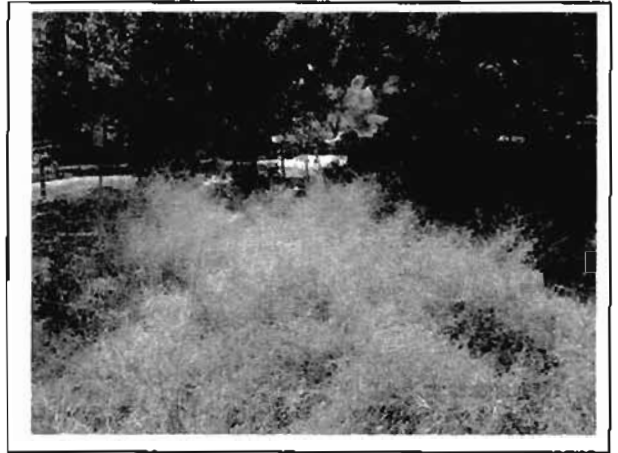
Building Standards Meeting  
October 13, 2010













City of Dickinson  
Community Development  
Code Compliance Staff Review

---

**Meeting Date/Agenda Item**

October 13, 2010

Items# 6 & 7

---

**Property Address**

The property is located in the 2900 Block of Ave F, Abst 19 Perry & Austin Lot 11 Blk 152 Moore, in Dickinson Texas, Galveston County.

---

**Property Owner**

Desmond & Linda Peterson

---

**Case History**

August 12, 2010 Cynthia Smith, Compliance Officer conducted an inspection of the structure located in the 2900 Block of Ave F (Abst 19 Perry & Austin Lot 11 Blk 152 Moore) in Dickinson, Texas. Staff observed the following violations during the inspection:

- a. The structure is abandoned, unsecured and not adequately maintained
- b. The structure is unsafe and poses an eminent danger to the public's health and safety and a fire hazard
- c. The structure unfit for human occupation
- d. Roof and Walls are collapsing
- e. No moisture barrier
- f. High grass and weeds
- g. Trash, debris and rubbish

August 12, 2010 A Notice of Violation was sent via certified mailed to the current registered property owner notifying them of the condition of the property and providing the owner 30 days to bring the property into compliance. The property owner signed for the notice, but has not contacted the City.

September 12, 2010 Staff conducted a follow up inspection of the property and found no improvements made to the condition of the property or building.

September 13, 2010 Since the property has not been brought into compliance, staff determined it was appropriate to bring the property before the Building Standards Commission for further action.

---

**Possible Staff Recommendation**

- Declare the structure substandard and a hazard to the public health, safety and welfare.
- AND**
- Order the repair of the property – provide an amount of time that would be reasonable to complete repairs. **OR**
  - Order the demolition of the property and no time for repair should be given.

**Reviewed By**

Cynthia Smith

---

**Attachment(s)**

- Galveston County Tax Office Property Statement
- Galveston CAD Area Map
- Building Standards Commission Meeting Notice
- Notice of Violation
- Photos
- Orders



# Galveston County Tax Office

Wednesday, September 15 11:10

## Property Tax Statement

[Begin a New Search](#) [Go to Your Portfolio](#)

[\[Tax Statement\]](#)

Unless otherwise noted, all data refers to tax information for 2009. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 518201520011000

Pending Internet Payments:  
No Credit Card Payment Pending

Address:  
PETERSON DESMOND T & LINDA  
4409 25TH ST  
DICKINSON, TX 77539-5467

**Pay by Credit Card or E Check**

Property Site Address:

Market Value: \$6,500

Legal Description:  
ABST 19 PERRY & AUSTIN LOT 11 BLK 152 MO  
ORE ADDN

Land Value: \$6,500

Improvement Value: \$0

Current Tax Levy: \$193.86

Capped Value: \$0

Current Amount Due: \$279.15

Agricultural Value: \$0

Prior Year Amount Due: \$2,397.71

Exemptions: None

Total Amount Due: \$2,676.86

[Exemption and Tax Rate Information](#)

Last Payment Amount for Current Year Taxes:  
Not Received

[Taxes Due Detail by Year and Jurisdiction](#)

Last Payer for Current Year Taxes:  
Not Received

[Payment Information](#)

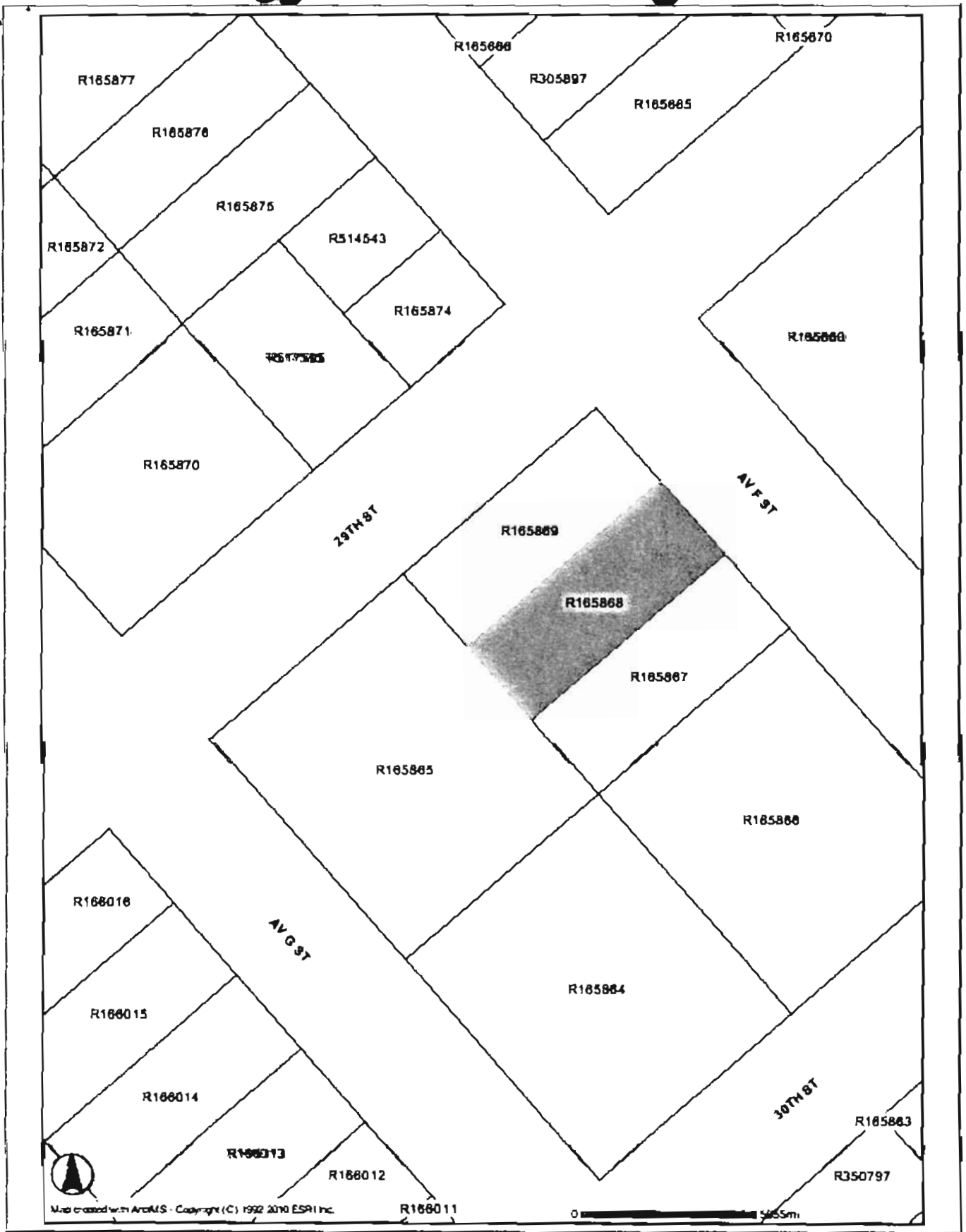
Last Payment Date for Current Year Taxes:  
Not Received

[Click Here](#) to see your estimated amount due for a future date. You can see this information by year and by both year and jurisdiction.

---

[Return to Galveston County Homepage](#)

---



Map created with ArcIMS - Copyright (C) 1992-2010 ESRI Inc.

0 50.5m



City of Dickinson  
2716 FM 517 East  
Dickinson, Texas 77539

phone 281.337.2489  
fax 281.337.6190  
[www.ci.dickinson.tx.us](http://www.ci.dickinson.tx.us)

September 15, 2010

Demond T & Linda Peterson  
4409 25<sup>th</sup> Street  
Dickinson, TX 77539

Dear Property Owner,

This notice is directed to Lorraine S. Chappel and any other person having an interest in the property identified as 2900 Block of Ave F and further known as ABST 19 Perry & Austin Lot 11 BLK 152 Moore Addn to the City of Dickinson, Galveston County, Texas.

The City of Dickinson Building Official has found the building located at the above referenced property to be substandard and to constitute a hazard to the health, safety and welfare of the citizens of Dickinson.

A hearing will be held before the Building Standards Commission in the City Council Chambers in the municipal building located at 4403 Hwy 3, Dickinson, Texas 77539 on October 13, 2010, at the hour of 6:00 p.m. to determine whether the building should be demolished or repaired in accordance with the notice and order of the Building Official.

Your attendance at the hearing is encouraged. Should you have any questions regarding this notice, please feel free to contact me at 281-337-6274.

Regards,

***Cynthia Smith***

Compliance Officer  
City of Dickinson

---

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

PS Form 3811, August 2004

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if necessary.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

X *[Signature]*

B. Received by (Printed Name)

C. Date of Delivery *9-17-08*

1. Article  Different from item 17  Yes  No  
 address below:  Yes  No

Demond T & Linda Peterson  
 4409 25th Street  
 Dickinson, TX 77539

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7009 0960 0000 2436 9353**



City of Dickinson  
4403 Hwy 3  
Dickinson, Texas 77539

phone 281.337.6259  
fax 281.337.6190  
www.ci.dickinson.tx.us

August 12, 2010

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

---

Desmond & Linda Peterson  
4409 25<sup>th</sup> St.  
Dickinson, TX 77539

Dear Property Owner,

Violations of City Code and/or State Law were found on August 12, 2010 at the property located in the **2900 BLK of Ave F (ABST 19 PERRY & AUSTIN LOT 11 BLK 152 MOORE ADDN)** in Dickinson, Texas. At the time of the inspection, the City observed a mobile home on the property which was vacant, dilapidated and unsafe for human occupancy the condition of the roof and walls which is a violation(s) of the following City Code and/or State Law(s):

<b>Violation(s)</b>
---------------------

**Vacant Structures and Land**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. **2009 International Property Maintenance Code Section 301.3.**

**Deteriorated Building or Structure**

A building or structure which has become deteriorated and unsafe to the extent that the building will no longer reasonably protect the health, safety and well-being of the residents of the city. **Dickinson Code 5-104(1).**

**Unsafe Structure**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. **2009 International Property Maintenance Code Section 108.1.1.**

### **Structure Unfit for human Occupancy**

A structure is unfit for human occupancy whenever the code official finds that such structure is unfit for unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure to the public. **2009 International Property Maintenance Code Section 108.1.3.**

If a trash, debris or rubbish violation was observed on your property, Waste Management will only remove the waste from your property if you have a current, active water account with WCID #1. Further, waste must be prepared in the following manner for removal:

1. Cans not exceeding thirty-two galls in size.
2. Green waste shall be placed in translucent bags and branches, brush or similar woody material must be bundled and tied in lengths not exceeding five feet (5') or having diameters not exceeding eighteen inches (18") and can not weigh more than 50 lbs.
3. Waste Management will not dispose of tires, batteries, oil or other hazardous waste as identified by the EPA.

All violations must be corrected within **30 days of the receipt of this letter** to avoid possible civil and/or criminal charges. This will be your only warning for the year, future violations will result in charges being filed on a weekly basis until all violations are corrected and the property will be taken before the Building Standards Commission.

Your assistance in this matter is greatly appreciated. If you have any questions regarding this notice, please feel free to contact the City at 281-337-6259.

Regards,

***Cynthia Smith***

Compliance Officer

7009 0960 0000 2436 9537

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To

Street, Apt. No.,  
or PO Box No.

City, State, ZIP+4

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

Desmond & Linda Peterson  
 4409 25th Street  
 Dickinson, TX 77539

Address different from item 1?  Yes  
 Delivery address below:  No

3. Service Type

Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

1. Article Number  
 (Transfer from service label) 7009 0960 0000 2436 9537

2900 Blk of Ave F  
Building Standards Meeting  
October 13, 2010

