

AGENDA

**CITY OF DICKINSON, TEXAS
BUILDING STANDARDS COMMISSION
WORKSHOP MEETING
Wednesday, June 11, 2008
6:30 p.m.**

NOTICE is hereby given of a Workshop meeting of the Building Standards Commission of the City of Dickinson, Texas, to be held **WEDNESDAY, JUNE 11, 2008, at 6:30 p.m.**, in the Council Chambers at City Hall, 1621 FM 517 East, for the purpose of considering the following:

- ITEM 1) CALL TO ORDER**
 - Roll Call of Members
 - Invocation
 - Pledge of Allegiance

- ITEM 2) BRIEFING, DISCUSSION AND POSSIBLE ACTION CONCERNING:** Clarification of City of Dickinson Building Standards Commission Rules of Procedures.

- ITEM 3) BRIEFING AND DISCUSSION CONCERNING:** Training in board duties and responsibilities for members of Building Standards Commission.

- ITEM 4) ADJOURNMENT**

CERTIFICATION

I hereby certify that a copy of this notice of a Workshop Meeting of the Building Standards Commission for **June 11, 2008**, was posted at City Hall, 1621 FM 517 East, Dickinson, Texas, on June 6, 2008, prior to 5:00 p.m.

Carol L. McLemore
City Secretary

AGENDA

**CITY OF DICKINSON, TEXAS
BUILDING STANDARDS COMMISSION
REGULAR MEETING
Wednesday, June 11, 2008
7:00 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, JUNE 11, 2008, at 7:00 p.m.**, in the Council Chambers at City Hall, 1621 FM 517 East, for the purpose of considering the following:

- ITEM 1) CALL TO ORDER**
Roll Call of Members
Invocation
Pledge of Allegiance
- ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:**
Approval of Minutes for the May 14, 2008, Regular Meeting.
- ITEM 3) CONSIDERATION AND POSSIBLE ACTION CONCERNING:**
The Election of a Commission Chairman, Vice Chairman and Secretary.
- ITEM 4) PUBLIC COMMENT**

OLD BUSINESS

- ITEM 5) CONSIDERATION AND POSSIBLE ACTION CONCERNING:**
Establishing a specific date for by which all actions described in the to be completed for the orders issued at the April 9, 2008 Building Standards Commission concerning the following structures must be completed.:
- A. Structure located at **3414 Avenue G**, Abstract 19, Perry 7 Austin, Lot 72 O-L, 119 Addition D, Central Park.
 - B. Structure located at **2213 Avenue H**, Abstract 19, Perry & Austin, Lot 4, Block 189.
 - C. Structure located at **3709 Wood Sorrel Drive**, Abstract 60, E. P. Epperson, Abstract 155, P. G. Merritt, Lot 159 Briar Glen Section 1, Phase II.

NEW BUSINESS

- 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 **3608 Oak Drive**, Abstract 19 Perry & Austin Lots 1 & 2 Sommers S-D of Lot 143 Addition D Dickinson ***Deferral***.

- 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 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 **3608 Oak Drive**, Abstract 19 Perry & Austin Lots 1 & 2 Sommers S-D of Lot 143 Addition D Dickinson ***Deferral***.

ITEM 8) ADJOURNMENT

CERTIFICATION

I hereby certify that a copy of this notice of a Regular Meeting of the Building Standards Commission for **June 11, 2008**, was posted at City Hall, 1621 FM 517 East, Dickinson, Texas, on June 6, 2008, prior to 5:00 p.m.

Carol L. McLemore
City Secretary

MINUTES

CITY OF DICKINSON BUILDING STANDARDS COMMISSION Regular Meeting

May 14, 2008

A Regular Meeting of the Building Standards Commission of the City of Dickinson, Texas was held on **May 14, 2008 at 6:30 p.m.** at City Hall, 1621 FM 517 East, for the purpose of considering the following items:

ITEM 1) CALL TO ORDER

Donald Smith called the meeting to order at 6:30 PM.

Board members present were Donald Smith, Frank Stansfield and Darren Burris. John McDonald, Carol McLemore, Cynthia Smith, Angela Forbes, Renee Wilson, Bill Boham, Louis Castro, Jose Solache Jr., Claudia Solache, Ruth Laird and Mel Laird were also in attendance. Frank Stansfield gave the invocation and Darren Burris led the Pledge of Allegiance.

ITEM 2) REQUEST FOR A CHANGE OF ORDER

Frank Stansfield made a motion to move Agenda Item # 4, the Public Hearing for the property located at 2909 FM 517 E, Abstract 19 Page 10 Part of lots 3 Thru 6 (4-0) Block 3 Park & Dockrell, to be item # 2. Darren Burris seconded the motion. **MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

ITEM 3) PUBLIC HEARING: 2909 FM 517 E, Abstract 19 Page 10 Part of lots 3 Thru 6 (4-0) Block 3 Park & Dockrell.

Donald Smith opened the Public Hearing at 6:38 pm.

Ms. Claudie Solache who resides at 4305 Benson Street, Dickinson, TX 77539, was present to discuss the property at 2909 FM 517 E, she is the daughter of the property owner. Ms. Solache addressed the Commission to request that her father be allowed to continue work on the structure so that it can be brought into full compliance. Ms. Solache stated the structure is not a danger to the City in the event of a hurricane and she would like the use the last storm as an example. Ms. Solache stated that her father would like

to finish the project because the family intends to move into the structure.

Mr. Louis Castro who resides at 2949 48th Street, Dickinson, TX 77539, was present to discuss the property at 2909 FM 517 E, he is a family friend of the property owner. Mr. Castro addressed the Commission to request that the property owner be given more time to complete the refurbishing of the drawing. Mr. Castro stated that an engineer inspected the structure and declared the structure to be sound. Mr. Castro expressed that the property owner was not aware that construction projects had a time frame in which to be completed nor did the property owner understand City issued permits had an expiration. Mr. Castro stated that the property owner was requesting 90 days to complete the project. Further he addressed the zoning designation of the property. Mr. Castro stated the property is zoned residential.

Mr. Bill Boham who resides at 3036 Longwood Lane, Dickinson, TX 77539, was present to discuss the property located at 2909 FM 517 E, he is a member of the Dickinson Historical Society and Keep Dickinson Beautiful. Mr. Boham stated the building located on 2909 FM 517 is one of the most historic buildings in the City of Dickinson and he believes the condition of the building and lack of maintenance to the structure is a travesty. Mr. Boham attended the meeting to express the Historical Society's concern regarding the property owner's intent to change the historical character of the property and they are also concern about the structure possibly being demolished. The Historical Society would like to have the structure saved, preserved and restored to it original condition.

Donald Smith closed the Public Hearing at 6:55 pm.

ITEM 4) CONSIDERATION AND POSSIBLE ACTION CONCERNING: 2909 FM 517 E, Abstract 19 Page 10 Part of lots 3 Thru 6 (4-0) Block 3 Park & Dockrell.

Donald Smith asked for a report on the property which was presented by John McDonald, Carol McLemore and Cynthia Smith. Staff recommended the building be declared a hazard. Darren Burris made a motion to issue an Order of Demolition. Frank Stansfield seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 5) CONSIDERATION AND POSSIBLE ACTION CONCERNING:
Approval of the Minutes for:

April 11, 2007
June 13, 2007
April 9, 2008

Donald Smith made a motion to approve the minutes. Darren Burris seconded the motion. **MOTION PASSED UNANIMOUSLY.**

ITEM 6) PUBLIC COMMENT

There was no public comment.

ITEM 7) ADJOURNMENT

Donald Smith adjourned the meeting at 7:18 p.m.

Chairman

**City of Dickinson
Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE	June 11, 2008
TOPIC	Establish a date for action to be completed for the orders issued April 9, 2008 for the property located at 3414 Avenue G.
BACKGROUND	<p>Property was inspected in March 2008 and found to be in violation of the Chapter 5 of the City of Dickinson Code of Ordinances.</p> <p>The property was brought before the Building Standards Commission on April 9, 2008. The Commission declared the structure a dangerous building and hazard and unanimously ordered the structure demolished.</p>
RECOMMENDATION	Establish a 30 day completion date.
ATTACHMENTS	Inspection report
SUBMITTING STAFF MEMBER	DIRECTOR APPROVAL

ACTIONS TAKEN		
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER

Public Notice
City of Dickinson, Texas
Notice of Public Meeting

The structure, located at **3414 Avenue G, Abst 19 Perry & Austin Lot 72 O-L 119 Addn D Central park**, has been placed on the Dickinson Building Standards Agenda. The commission will meet on **April 9, 2008 at 6:30 pm** at Dickinson City Hall, 2716 fm 517 E Dickinson, Texas.

Cynthia Smith
Compliance Officer
City of Dickinson
281-337-2489



March 12, 2008

George & Terrie Oliver
3414 Avenue G
Dickinson, TX 77539

To Whom It May Concern:

The City of Dickinson Community Development office had the property located at 3414 Ave G, Dickinson, Texas, inspected to determine if structures located on the property were in compliance with chapter 5 of the City of Dickinson Code of Ordinances. Inspection of the site and review of City of Dickinson ordinances revealed the following:

1. The front view of the building is included below for reference:

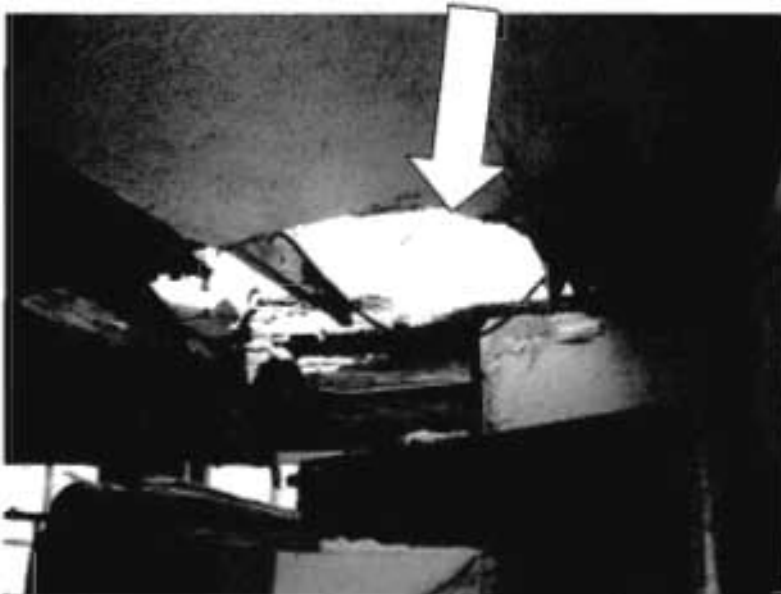


2. Section 5-04.(b)(1) of the Dickinson Code of Ordinances states:

"Deteriorated building or structure. A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city."



As indicated in the photographs below, the building has been exposed to the elements because the roof no longer reasonably protects the building from the weather. As a result, structural members and the interior of the structure were not protected from the rain and weather and have experienced accelerated deterioration due to the lack of protection from the elements. Arrows in the pictures below indicate multiple locations throughout the building where holes exist in the roof.





PUBLIC SAFETY & COMMUNITY DEVELOPMENT
2716 FM 517 East · Dickinson, Texas 77539 · (281)337-2489



3. Section 5-04.(b)(3) of the Dickinson Code of Ordinances states:

"Pestilence. A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease."

The picture below indicates that debris is piled 2-3 feet in height in places. The piled debris provides perfect harborage for rats, mice and other animals. The arrow indicates one of many areas within the structure where debris covers the floor.



2. Section 5-04.(b)(6) of the Dickinson Code of Ordinances states:

Other. The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Section 214.001.(2) of the Texas Local Government Code provides one definition for a substandard building and states that a municipality may require the vacation, relocation of occupants, securing, repair, removal, or demolition of a building that is:

“regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children”

The building was unsecured at the time of my inspection. Because the building is not secured, it can be used by vagrants or other uninvited persons.



The building at the above referenced property is substandard and should be demolished for the following reasons:

- a. Is in a condition where the roof does not protect the inside of the structure or the structural elements of the building from rain.
- b. Debris exists within the building that allows for the harborage of rats, mice and other disease carrying animals or insects.
- c. The building is unsecured and creates an attractive nuisance for children, vagrants and other uninvited persons.

Due to these violations the property has been placed on the Building Standards Commission Agenda. The Commission will meet on April 9, 2008 at 6:30 pm to hear the case against your property. The meeting will be held at Dickinson City Hall, located at 1621 FM 517 E, Dickinson, TX 77539.

If you have any questions, please feel free to contact me at 281-337-6274.

Sincerely,

Cynthia Smith
Compliance Officer
281-337-6274

Official Public Record - Details

General Legal Description Related Documents

Document Detail

Instrument Number: 2006070412

Multi Seq: 0

Date Received: 10/15/2006 12:30:45 PM

Document Type: CC APPLICATION

Book: 0

Page: 0

Remarks:

Image: Unavailable

Grantors

FCI NATIONAL FUND II LLC

OLIVER GEORGE CLIFFORD BY SUB TR

OLIVER TERRIE E BY SUB TR

Grantees

OLIVER GEORGE CLIFFORD

OLIVER TERRIE E

NONE

Returnee

Name: KLEINSMITH & ASSOCIATES PC

Address: 6035 ERIN PARK DRIVE SUITE 203

ATTN: MALAIKA WILLIAMS

City State Zip: COLORADO SPRINGS CO 80918

Official Public Record - Details

General Legal Description Related Documents

Document Detail

Instrument Number: 2001070406
Multi Seq: 0
Date Received: 10/16/2008 12:30:45 PM
Document Type: AFFIDAVIT
Book: 0
Page: 0
Remarks
Image: Unavailable

Grantors

FOI NATIONAL FUND II LLC

Grantees

CLIFFORD GEORGE RE
OLVER TERRIE E RE

Returnee

Name: KLEINSMITH & ASSOCIATES PC
Address: 6035 ERIN PARK DRIVE
STE 203
City, State Zip: COLORADO SPRINGS CO 80918



Galveston County Tax Office

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The following items match your Account Number search for "2395-0000-0072-000"

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<u>Account Number</u>	<u>Owner's Name & Address</u>	<u>Property Site Address</u>	<u>Legal Description</u>	<u>CAD Reference No.</u>
239500000072000	OLIVER GEORGE C & TERRIE E 3414 AVENUE G DICKINSON TX 77539- 4967	3414 AVE G	ABST 19 PERRY & AUSTIN LOT 72 O-L 119 ADDN D CENTRAL PARK	R162644

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P. O. Box 1169
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281-316-8719

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Galveston Central Appraisal District

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- [Address Search](#)

Owner Information

Owner ID: 0290597
 Owner Name: OLIVER, GEORGE C & TERRIE E
 Owner Address: 3414 AVENUE G
 DICKINSON, TX 77539-4967
 Property Address: 3414 AVE G
 DICKINSON, TX 77539

Property Data

• [Detail Sheet](#)

• [History](#)

• [Datasheet](#)

Other

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- [Neighborhoods](#)
- [Abstracts](#)
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- [A&M GIS Viewer w/aerial](#)
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- [2007 Roll Zip File](#)

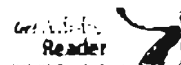
Parcel Information

Legal Description: ABST 19 PERRY & AUSTIN LOT 72 O-L 119 ADDN D CENTRAL PARK
 Acreage: 0.126
 Cross Reference: 2395-0000-0072-000
 Undivided Interest: 100%
 Exemption Codes: HS (Homestead)
 Entity Codes: S11 (Dickinson Isd)
 GGA (Galveston County)
 J05 (Mainland College)
 W01 (Wcld 1 Dickinson)
 C36 (Dickinson City)
 RFL (Co Road & Flood)
 Deed Type: Conversion
 Deed Book:
 Deed Page: 006-59-1478
 Map Page: 166-D

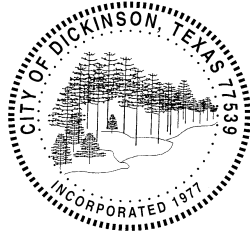
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ID	Type	Improvements		Value
		SPTB	Seg:	
Imp1	R (Residential)	A1 (Real Residential Single Fam3		Unavailable

ID	Type	Land		Market
		SPTB	Acre	
Land1	RL (Residential Lot)	A1 (Real Residential Single Fam		Unavailable



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June 10, 2008

**CERTIFIED MAIL-RETURN RECEIPT
REQUESTED NO. 7007 1490 0004 0539 4672**

George & Terrie Oliver
3414 Avenue G
Dickinson, TX 77539

Re: Substandard Building Located at 3414 Ave G

Dear Mr. & Mrs. Oliver,

On June 11, 2008 a public hearing was held before the City of Dickinson's Building Standards Commission regarding the building official's determination that the structure located at 3414 Ave G, also known as Abstract 19 Perry & Austin Lot 72 O-L 119 Addition D Central Park, is substandard. The Building Standards Commission unanimously declared the building a hazard and ordered the structure to be demolished by _____.

It is hereby ordered that the structure located at 3414 Ave G, also known as Abstract 19 Perry & Austin Lot 72 O-L 119 Addition D Central Park, be demolished. If demolition work has not commenced by _____, and work completed by _____, the City will perform the required work at its own expense and all costs shall be charged against the land and become a personal obligation of the owner.

Should you have any questions, please feel free to contact me at (281) 337-6217.

Sincerely,

Carol McLemore
City Secretary &
Acting Building Official

**City of Dickinson
Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE	June 11, 2008
TOPIC	Establish a date for action to be completed for the orders issued April 9, 2008 for the property located at 2213 Avenue H.
BACKGROUND	<p>Property was inspected in March 2008 and found to be in violation of the Chapter 5 of the City of Dickinson Code of Ordinances.</p> <p>The property was brought before the Building Standards Commission on April 9, 2008. The Commission declared the structure a dangerous building and hazard and unanimously ordered the structure demolished.</p>
RECOMMENDATION	Establish a 30 day completion date.
ATTACHMENTS	Inspection report
SUBMITTING STAFF MEMBER	DIRECTOR APPROVAL

ACTIONS TAKEN		
APPROVAL	READINGS PASSED	OTHER
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	

Public Notice
City of Dickinson, Texas
Notice of Public Meeting

The structure, located at **2213 Avenue H, Abst 19 Perry & Austin Lot 4 Blk 189**, has been placed on the Dickinson Building Standards Agenda. The commission will meet on **April 9, 2008 at 6:30 pm** at Dickinson City Hall, 2716 fm 517 E Dickinson, Texas.

Cynthia Smith
Compliance Officer
City of Dickinson
281-337-2489



March 12, 2008

Robert Lee & Willie Mae Boston
9001 Glacier Ave, Apt # 167
Texas City, TX 77591

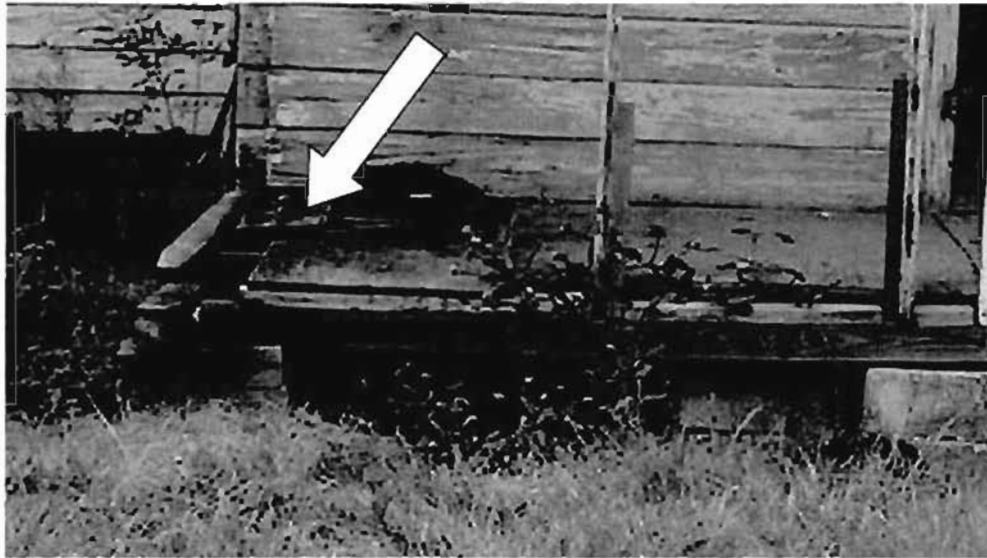
To Whom It May Concern:

The City of Dickinson Community Development office had the property located at 2213 Ave H in Dickinson, Texas, inspected to determine if structures located on the property were in compliance with chapter 5 of the City of Dickinson Code of Ordinances. Inspection of the site and review of City of Dickinson ordinances revealed the following:

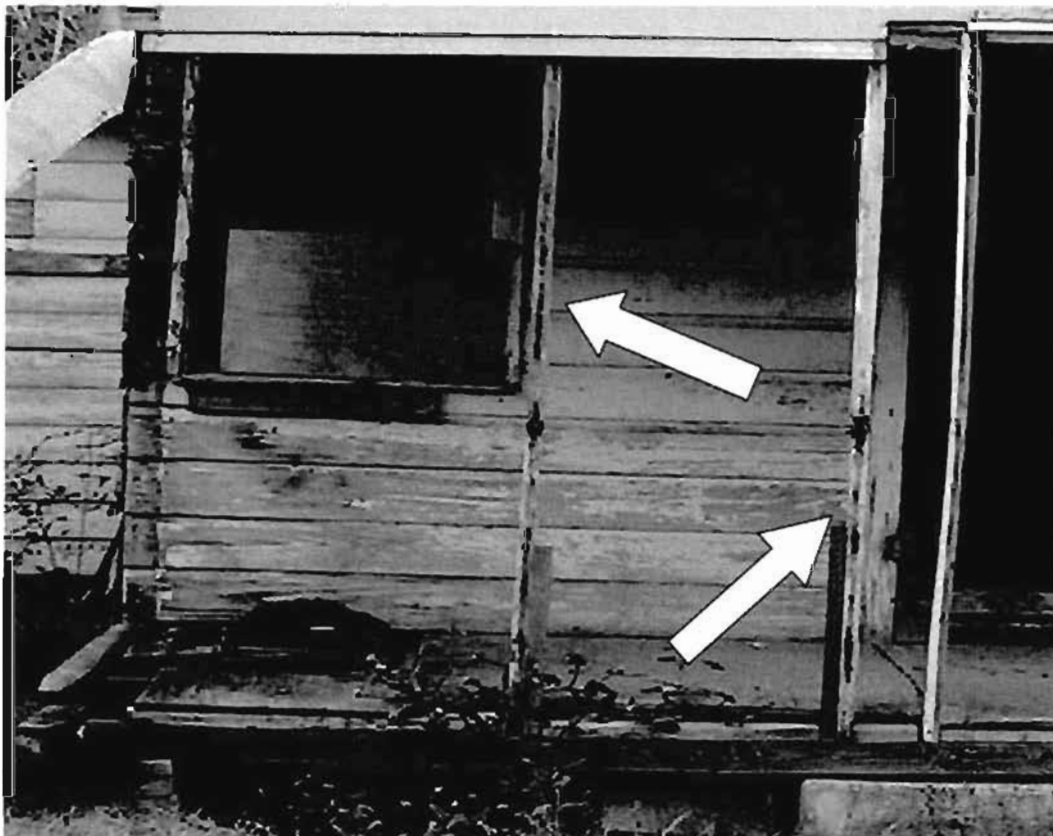
1. The front view of the building is included below for reference:



2. I was unable to gain entry to interior of the building at the time of my inspection. However, the porch of the building did exhibit signs of structural decay. It would be very easy for someone to become injured by walking on the front porch since the walking surface is in imminent danger of collapse. The picture below indicates the deteriorated condition of the walking surface of the porch.



3. The picture below indicates a missing structural post support on the front, left corner of the porch. Other structural support posts show signs of weathering and are no longer adequate to properly support the porch roof.





Section 5-04.(b)(1) of the Dickinson Code of Ordinances states:

"Deteriorated building or structure. A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city."

The building is experiencing signs of structural decay and disrepair. Portions of the building are in imminent danger of structural collapse. Due to these violations the property has been placed on the Building Standards Commission Agenda. The Commission will meet on **April 9, 2008 at 6:30 pm** to hear the case against your property. The meeting will be held at Dickinson City Hall, located at 1621 FM 517 E, Dickinson, TX 77539.

If you have any questions, please feel free to contact me at 281-337-6274.

Sincerely,

Cynthia Smith
Compliance Officer
281-337-6274



Galveston County Tax Office

Tuesday, March 4 2008

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Your search took 0 seconds.

<u>Account Number</u>	<u>Owner's Name & Address</u>	<u>Property Site Address</u>	<u>Legal Description</u>	<u>CAD Reference No.</u>
518201890004000	BOSTON ROBERT LEE & WILLIE MAE 9001 GLACIER AVE APT 167 TEXAS CITY, TX 77591- 3018	2213 AVE H	ABST 19 PERRY & AUSTIN LOT 4 BLK 189 MOORES ADDN	R166065

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Galveston Central Appraisal District

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- Property ID Search
- Account Search
- Owner Search
- Address Search

Owner Information

Owner ID: 0493799
 Owner Name: BOSTON, ROBERT LEE & WILLIE MAE
 Owner Address: 9001 GLACIER AVE APT 167
 TEXAS CITY, TX 77591-3018
 Property Address: 2213 AVE H
 DICKINSON, TX 77539

Property Data

- Detail Sheet
- History
- Datasheet
- Other
 - Taxing Units
 - Neighborhoods
 - Abstracts
 - Subdivisions
 - Tax Code
 - Calendar
 - County Tax Rates
 - Property Codes
 - Links

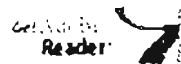
Parcel Information

Legal Description: ABST 19 PERRY & AUSTIN LOT 4 BLK 189 MOORES ADDN
 Acreage: 0.149
 Cross Reference: 5182-0189-0004-000
 Undivided Interest: 100%
Exemption Codes:
 Entify Codes: S11 (Dicklnson Isd)
 GGA (Galveston County)
 J05 (Mainland College)
 W01 (Wcid 1 Dickinson)
 C36 (Dicklnson City)
 RFL (Co Road & Flood)
 Deed Type: Warranty Deed
 Deed Book:
 Deed Page: 2001023470
 Map Page: 166-A

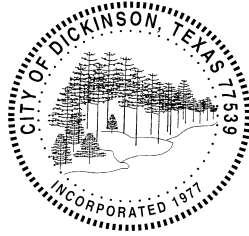
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- 3D Aerial Photos Galv C
- Website Feedback Form
- 2007 Roll Zip File

		Improvements		
ID	Type	SPTB	Seg:	Value
Imp1	R (Residential)	A1 (Real Residential Single Fam 3		Unavailable
		Land		
ID	Type	SPTB	Acre	Market
Land1	RL (Residential Lot)	A1 (Real Residential Single Fam		Unavailable



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June 10, 2008

**CERTIFIED MAIL-RETURN RECEIPT
REQUESTED NO. 7007 1490 0004 0539 2647**

Robert Lee & Willie Mae Boston
9001 Glacier Ave, Apt # 167
Texas City, TX 77591

Re: Substandard Building Located at 2213 Ave H

Dear Mr. & Mrs. Boston,

On June 11, 2008 a public hearing was held before the City of Dickinson's Building Standards Commission regarding the building official's determination that the structure located at 2213 Ave H, also known as Abstract 19 Perry & Austin Lot 4 Block 189 Moores Addition 0.149, is substandard. The Building Standards Commission unanimously declared the building a hazard and ordered the structure to be demolished by _____.

It is hereby ordered that the structure located at 2213 Ave H, also known as Abstract 19 Perry & Austin Lot 4 Block 189 Moores Addition 0.149, be demolished. If demolition work has not commenced by _____, and work completed by _____, the City will perform the required work at its own expense and all costs shall be charged against the land and become a personal obligation of the owner.

Should you have any questions, please feel free to contact me at (281) 337-6217.

Sincerely,

Carol McLemore
City Secretary &
Acting Building Official

**City of Dickinson
Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE	June 11, 2008
---------------------	---------------

TOPIC	Consideration and possible action concerning the property located at 3709 Wood Sorrell.
--------------	---

BACKGROUND	<p>The property was inspected in May 2008 and found to be in violation of the Chapter 5 of the City of Dickinson Code of Ordinances.</p> <p>Findings:</p> <ol style="list-style-type: none"> 1. The exterior moisture barrier of the building has been compromise to the point that it can no longer reasonably protect the building form the elements. 2. The building is unsecured and creates an attractive nuisance for children, vagrants and other uninvited persons.
-------------------	---

RECOMMENDATION	Declare the structure substandard and a hazard to the public health, safety and welfare.
-----------------------	--

ATTACHMENTS	Inspection report
--------------------	-------------------

SUBMITTING STAFF MEMBER	DIRECTOR APPROVAL
--------------------------------	--------------------------

ACTIONS TAKEN		
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER

Public Notice
City of Dickinson, Texas
Notice of Public Meeting

The structure, located at **3709 Wood Sorrel Drive, Abst 60 E P Epperson Abst 155 P G Merritt Lot 159 Briar Glen Sec 1 Phase II**, has been placed on the Dickinson Building Standards Agenda. The commission will meet on **April 9, 2008 at 6:30 pm** at Dickinson City Hall, 2716 fm 517 E Dickinson, Texas.

Cynthia Smith
Compliance Officer
City of Dickinson
281-337-2489



March 12, 2008

US Bank National Assoc Trustee
FBO – Credit Suisse First Boston
108 E. Fifth Street
St. Paul, MN 55101-0000

To Whom It May Concern:

The City of Dickinson Community Development office had the property located at 3709 Wood Sorrel Drive inspected to determine if structures located on the property were in compliance with chapter 5 of the City of Dickinson Code of Ordinances. Inspection of the site and review of City of Dickinson ordinances revealed the following:

1. The front of the structure indicated that the building had experienced a structure fire. The front view of the building is included below for reference:



2. Section 5-04.(b)(1) of the Dickinson Code of Ordinances states:

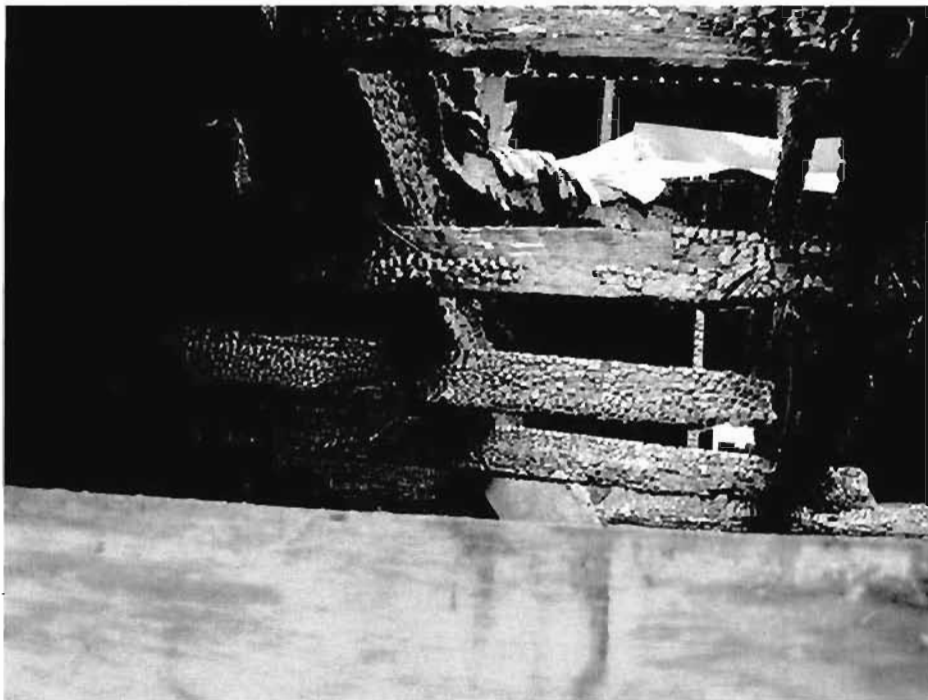
“Deteriorated building or structure. A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.”

As indicated in the photographs listed below, the building has been damaged by fire and is now exposed to the elements because the roof and windows no longer reasonably protect the building

PUBLIC SAFETY & COMMUNITY DEVELOPMENT
2716 FM 517 East • Dickinson, Texas 77539 • (281)337-2489



from the weather. Structural members were damaged by fire and are a cause for concern with regard to the structural integrity of the building. Additionally, structural members and the interior of the structure were not protected from the rain and weather and have experienced accelerated deterioration due to the lack of protection from the elements. The arrow in the first picture indicates a hole in the roof that can be seen from the inside floor of the building. The arrow on the second picture indicates structural members where the weather protection has been removed and rain can now freely enter the attic of the structure.





3. Section 5-04.(b)(2) of the Dickinson Code of Ordinances states:

Fire hazard. A building or structure which, because of its wiring, construction or present status, constitutes a fire hazard.

Additionally, Section 5-04.(b)(3) of the Dickinson Code of Ordinances states:

"Pestilence. A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease."

The rear of the structure was unsecured. It was simple to access the inside of the building from the rear yard through the screened patio area. Once inside the structure, it was apparent that the structure represented a health hazard. The picture below indicates that the interior of the structure has been damaged by rain. Additionally, items within the building appear to have been exposed to rain numerous times over the past few months with debris piled 2-3 feet in height in places. It was hazardous to walk anywhere within the building. The piled debris provided perfect harborage for rats, mice and other animals. The debris and state of the building also create a definite fire hazard. The arrow indicates one of many areas in which many layers of debris cover the floor. The height of the door knob, indicated by the arrow, provides a good reference for the height of the debris.



The building has deteriorated considerably and is exposed to the elements and represents a continued fire and health hazard due to the debris piled throughout the building. As indicated above, the building clearly violates sections 5-04.(b)(1), (2) and (3) of the City of Dickinson Code of Ordinances and meets the definitions contained therein for substandard buildings.

Portions of the building are in imminent danger of structural collapse. Due to these violations the property has been placed on the Building Standards Commission Agenda. The Commission will meet on April 9, 2008 at 6:30 pm to hear the case against your property. The meeting will be held at Dickinson City Hall, located at 1621 FM 517 E, Dickinson, TX 77539.

If you have any questions, please feel free to contact me at 281-337-6274.

Sincerely,

Cynthia Smith
Compliance Officer
281-337-6274



Galveston County Tax Office

Your Search Results

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

The following items match your Account Number search for "1955-0000-159-000"

There are 1 matches

[\[print version\]](#) [\[Excel™ version\]](#)

When first displayed, the results below are sorted by Owner Name. To sort by another Account Number, Property Site Address, Legal Description, or CAD Reference, click the underlined column heading having that label. (For example, to sort the results by Account Number, click that column heading.)

Click an account number below to see details about its taxes.

To print this page, click [print version](#) above. This will display the information in a more printer-friendly font.

To bring the results below into an Excel spreadsheet, click [Excel™ version](#) above and follow the instructions there.

<u>Account Number</u>	<u>Owner's Name & Address</u>	<u>Property Site Address</u>	<u>Legal Description</u>	<u>CAD Reference No.</u>
195500000159000	US BANK NATIONAL ASSOC TRSTEE FBO-CREDIT SUISSE FIRST BOSTON 108 E FIFTH ST ST PAUL, MN 55101-0000	3709 WOOD SORREL DR	ABST 60 E P EPPERSON ABST 155 P G MERRITT LOT 159 BRIAR GLEN SEC 1 PHASE II	R174654

[Return to Galveston County Homepage](#)

GALVESTON COUNTY TAX OFFICE
P O Box 1169
Galveston, Texas 77553-1169
281-316-8719

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Galveston Central Appraisal District

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Owner Information

Owner ID: 0574347
 Owner Name: US BANK NATIONAL ASSOC TRSTEE
 Owner Address: FBO-CREDIT SUISSE FIRST BOSTON 108 E FIFTH ST
 ST PAUL, MN 55101
 Property Address: 3709 WOOD SORREL DR
 DICKINSON, TX 77539

Property Data

• [Detail Sheet](#)

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Parcel Information

Legal Description: ABST 60 E P EPPERSON ABST 155 P G MERRITT LOT 159 BRIAR GLEN SEC 1 PHASE II
 Acreage: 0.192
 Cross Reference: 1955-0000-0159-000
 Undivided Interest: 100%
Exemption Codes:
 Entily Codes: S11 (Dickinson Isd)
 GGA (Galveston County)
 J05 (Mainland College)
 W01 (Wcid 1 Dickinson)
 C36 (Dickinson City)
 RFL (Co Road & Flood)
 Deed Type: Trustee's Deed
 Deed Book:
 Deed Page: 2007077680
 Map Page: 167-D

[Click here to view your 2007 certified values and prior history.](#)

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• [2007 Roll Zip File](#)



ID

Type

Improvements

SPTB

Seg:

Value

[Imp1](#)

R (Residential)

A1 (Real Residential Single Fam 2

Unavailable



ID

Type

Land

SPTB

Acre

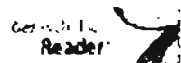
Market

[Land1](#)

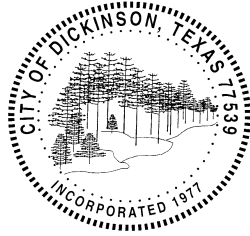
RL (Residential Lot)

A1 (Real Residential Single Fam

Unavailable



* Adobe Acrobat Reader 5.0 (minimum) is required to view pdf documents.
 Acrobat Reader is a free program available here.



June 10, 2008

**CERTIFIED MAIL-RETURN RECEIPT
REQUESTED NO. 7007 1490 0004 0539 2654**

US Bank National
Assoc Trustee
FBO – Credit Suisse
First Boston
108 E. Fifth Street
St. Paul, MN 55101-0000

Re: Substandard Building Located at 3709 Wood Sorrel

To Whom It May Concern:

On June 11, 2008 a public hearing was held before the City of Dickinson's Building Standards Commission regarding the building official's determination that the structure located at 3709 Wood Sorrel, also known as Abstract 60 E P Epperson Abstract 155 P G Merritt Lot 159 Briar Glen Sec 1 Phase II, is substandard. The Building Standards Commission unanimously declared the building a hazard and ordered the structure to be demolished by _____.

It is hereby ordered that the structure located at 3709 Wood Sorrel, also known as Abstract 60 E P Epperson Abstract 155 P G Merritt Lot 159 Briar Glen Sec 1 Phase II, be demolished. If demolition work has not commenced by _____, and work completed by _____, the City will perform the required work at its own expense and all costs shall be charged against the land and become a personal obligation of the owner.

Should you have any questions, please feel free to contact me at (281) 337-6217.

Sincerely,

Carol McLemore
City Secretary &
Acting Building Official

**City of Dickinson
Building Standards Commission
Agenda Item Data Sheet**

MEETING DATE	June 11, 2008
---------------------	---------------

TOPIC	Consideration and possible action concerning the property located at 3608 Oak Drive.
--------------	--

BACKGROUND	<p>The property was inspected in May 2008 and found to be in violation of the Chapter 5 of the City of Dickinson Code of Ordinances.</p> <p>Findings:</p> <ol style="list-style-type: none"> 1. The exterior moisture barrier of the building has been compromise to the point that it can no longer reasonably protect the building form the elements. 2. The building is unsecured and creates an attractive nuisance for children, vagrants and other uninvited persons.
-------------------	---

RECOMMENDATION	Declare the structure substandard and a hazard to the public health, safety and welfare.
-----------------------	--

ATTACHMENTS	Inspection report
--------------------	-------------------

SUBMITTING STAFF MEMBER	DIRECTOR APPROVAL
--------------------------------	--------------------------

ACTIONS TAKEN		
APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO	READINGS PASSED <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd	OTHER



May 20, 2008

Phillip Barbaria, Sr.
PO Box 126
Dickinson, TX 77539

RE: 3608 Oak Drive

Dear Mr. Barbaria:

The City of Dickinson Community Development office had the property located at 3608 Oak Drive, Dickinson, Texas, inspected to determine if structures located on the property were in compliance with chapter 5 of the City of Dickinson Code of Ordinances. Inspection of the site and review of City of Dickinson ordinances revealed the following:

1. The front view of the building is included below for reference:





2. Section 5-04.(b)(1) of the Dickinson Code of Ordinances states:

"Deteriorated building or structure. A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city."

As indicated in the photographs listed below, the exterior moisture barrier of the building has been compromised to the point that it can no longer reasonably protect the building from the elements.





3. I was unable to do a more thorough inspection of the building since the property was posted for "No Trespassing". To do a more thorough inspection, it will be necessary for the City of Dickinson to secure a search warrant to inspect the property.

It is the City's opinion that the building at the above referenced property be declared a hazard for the following reasons:

- A. The exterior moisture barrier of the building has been compromised to the point that it can no longer reasonably protect the building from the elements.
- B. The building is unsecured and creates an attractive nuisance for children, vagrants and other uninvited persons.

Due to these violations the property has been placed on the Building Standards Commission Agenda. The Commission will meet on June 11, 2008 at 6:30 pm to hear the case against your property. The meeting will be held at Dickinson City Hall, located at 1621 FM 517 E, Dickinson, TX 77539.

If you have any questions, please feel free to contact me at 281-337-6274.

Respectfully,

Cynthia D. Smith
Compliance Officer
281-337-6274

PUBLIC SAFETY & COMMUNITY DEVELOPMENT
2716 FM 517 East · Dickinson, Texas 77539 · (281)337-2489



Galveston Central Appraisal District

600 Gulf Freeway Suite 113, Texas City, TX 77591
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Owner Information

Owner ID: 0180606
 Owner Name: BARBARIA, PHILLIP J, Sr.
 Owner Address: P O BOX 126
 DICKINSON, TX 77539-0126
 Property Address: 3608 OAK DR
 DICKINSON, TX 77539

Parcel Information

Legal Description: ABST 19 PERRY & AUSTIN LOTS 1 & 2 SOMMERS S-D OF LOT 143
 ADDN D DICKINSON ***DEFERRAL***
 Acreage: .624
 Cross Reference: 6620-0000-0001-000
 Undivided Interest: 100%
 Exemption Codes: OA (Over 65)
 HS (Homestead)
 O65TD (Over 65 Tax Deferral)
 Entity Codes: S11 (Dickinson Isd)
 GGA (Galveston County)
 J05 (Mainland College)
 W01 (Wcld 1 Dickinson)
 C36 (Dickinson City)
 RFL (Co Road & Flood)
 Deed Type:
 Deed Book:
 Deed Page:
 Map Page: 189-A

Land HS:	\$40,760 +
Land NHS:	\$0 +
Improvement HS:	\$56,000 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$96,760 =

Improvements

ID	Type	SPTB	Seg:	Value
Imp1	R (Residential)	A1 (Real Residential Single Fam 4		\$ 56,000

Land

ID	Type	SPTB	Acre	Market
----	------	------	------	--------

March 21, 2007

Mr. Phillip Barbaria
P.O. Box 126
Dickinson, TX 77539

RE: Property located at 3608 Oak Drive, Dickinson, Texas

Dear Mr. Barbaria:

Thank you for meeting with me, Angela Forbes, and Norman Hicks on Tuesday, March 20, 2007, to discuss the process that you must undertake in order to proceed with any work on the property or structure located at 3608 Oak Drive. As we discussed, this property is currently zoned Neighborhood Commercial (NC) under the City's Zoning Ordinance which was adopted in July of 2001. You indicated in our meeting that you intend to renovate the structure and use it as a residence for you and your family. Residential uses are not permitted uses in a Neighborhood Commercial District. However, as we discussed, the use of the property for a residence may be permitted as a nonconforming use under the City's Zoning Ordinance if you could provide documentation to me that proves that the property was actively being used as a residence for at least one year prior to the City's adoption of the Zoning Ordinance in July of 2001. I requested that you obtain some documentation from a utility company of any kind that would reflect that service was being provided to the property for the period July 2000 to July 2001.

Later that day, you provided to me a printout from The Water Company that reflects that residential water service was being provided to the property until October 16, 2002. A copy of the printout is enclosed. It is my determination that this documentation adequately proves that the property constitutes a nonconforming use under the City's Zoning Ordinance for the Neighborhood Commercial District in which the property is located. Therefore, the residential use for which you intend to utilize the property is permitted.

The next step in this process is for you to apply for a building permit for the work you wish to perform. A Building Permit Application is enclosed for your convenience and use.

Mr. Phillip Barbaria
March 21, 2007
Page Two

You indicated in our meeting on March 20, 2007, that the property is owned by your father, Philip Barbaria, Sr. Galveston County property records reflect this is the case. Consequently, your father should be listed as the "Owner" on the Application. It was my understanding from our meeting that you intend to perform the majority of the work on the structure yourself. Since this is not your homestead, you should be listed as the "General Contractor" and will need to be registered with the City as a general contractor in order to perform the work. In order to register as a general contractor with the City of Dickinson, you must submit to the City a license and permitting bond in the amount of \$10,000 or 10% of the project valuation, whichever is greater, and a registration fee in the amount of \$50.00. In the event that you perform more than \$20,000 of work on the structure, the Texas Residential Construction Commission requires that you also be registered with the Commission in addition to being registered with the City of Dickinson.

Please note that, unless your father (as the owner of the property) intends to perform the electrical, mechanical and plumbing work himself, you will need to retain a State licensed contractor to perform these services.

Because the structure has not been occupied for more than 180 days, the structure and thus any repairs that you intend to undertake must comply with the current building codes of the City of Dickinson. The City of Dickinson has adopted the 2003 International Residential Code as the residential building code within the City and has further adopted local amendments thereto. A copy of the local amendments is enclosed herein for your convenience. Pursuant to the local amendments, all structures constructed within the City that are greater than 6'6" in height are required to have plans certified as Inland "1" compliant and the structure shall be inspected and approved by a Texas Certified Windstorm Engineer. Further, a copy of the completed Windstorm Certification and Energy Code Compliance must be submitted at final and prior to a Certificate of Occupancy being issued.

It is my understanding from our telephone conversation this afternoon, that you have retained an engineer to evaluate the structure and identify what will need to be

Mr. Phillip Barbaria
March 21, 2007
Page Three

completed in order to meet the current building codes. When you submit the Building Permit Application, you must also submit a set of plans outlining the repairs identified by your engineer in order to bring the structure up to code.

I understand that following our meeting, you had another discussion with Norman Hicks concerning the work that you had undertaken through a contractor on the roof of the structure located at 3608 Oak Drive. Mr. Hicks observed your contractor working on the roof on Sunday, March 18, 2007, without a permit and red tagged the work at that time. He advised the contractor that he could proceed with laying tar paper over the roof decking in order to keep any rain out of the structure until such time as a building permit could be obtained. This information was relayed to you in your separate discussion with Mr. Hicks on Tuesday afternoon. Additionally, Mr. Hicks advised you that you would also be allowed to cover the sides of the structure with tar paper to keep the rain out, but no other work could be performed until a building permit has been obtained. This is still the case

Please be advised that, until a building permit has been issued by the City for this property, no further work on the structure may be done by you or anyone else.

The City looks forward to receiving your building permit application. Once it has been received, City staff will process the application in a timely manner to ensure that you are able to proceed with your work. Should you have any questions concerning the process, please do not hesitate to contact me.

Sincerely,

Julie M. Johnston
City Administrator

Encls.

c: Angela Forbes, Community Development
Norman Hicks, Community Development



May 8, 2008

Mr. Phillip Barbaria
PO Box 126
Dickinson, TX 77539

RE: Property located at 3608 Oak Drive, Dickinson, Texas

Dear Mr. Barbaria:

On March 20, 2007 you met with the City Administrator, Julie Johnston, regarding the property and structure located at 3608 Oak Drive. That meeting was followed up with a letter to you, dated March 21, 2007, which outlined the process that you must undertake in order to proceed with any work at that location.

As requested, you have provided the City with a water bill that reflects that residential water service was being provided to the property until October 16, 2002. This documentation proves that the property constitutes a nonconforming use under the City's zoning ordinance for the Neighborhood Commercial district. The next step the process was for you to apply for a building permit. To date, the City has not received an application for a permit nor has the City received the requested engineered plans for any proposed work.

If your plans are still to work on this property, you have ten (10) calendar days to comply with the City's request and obtain a building permit. To do so, you will need to fill out a building permit application, submit a set of plans outlining the repairs identified by your engineer in order to bring the structure up to all current building codes of the City of Dickinson, and submit the required permit fee.

Further, since the property is not your homestead, you will need to hire or register as a general contractor before you begin any renovations to the structure. Please note that, unless your father (as the property owner) intends on performing the electrical, mechanical, and plumbing work himself, you will need to hire a State licensed contractor to perform these services as well.

Failure to comply with this request will result in the City placing this property on the agenda to go before the Building Standards Commission.

Should you have any questions, please do not hesitate to contact me at 281-337-6274.

Sincerely,

Cynthia D. Smith
Compliance Officer

Proposal



FOUNDATION REPAIR COMPANY

27029 Waltrip 5647 Nunn Houston, Texas 77087
3544 Copeland San Antonio, Texas 78208

(713) 648-3921 Statewide: 1-800-82-LEVEL
(512) 225-9833

PROPOSAL SUBMITTED TO Phillip Barbara, Jr.	PHONE 534-3674	DATE 7-1-92
STREET 3608 Oak Dr.	JOB NAME REPAIR Foundation	
CITY, STATE AND ZIP CODE Dickinson, TX 77539	JOB LOCATION Same	
ARCHITECT N/A	DATE OF PLANS N/A	JOB PHONE:

My submit specifications and offerings for:

- 1) Remove existing floors in areas of floor collapse (3 bdrms)
- 2) Replace rotted joists and sills with pressure treated lumber.
- 3) Build up foundation for safe in bedroom closet with concrete piers and 4"x6" beams.
- 4) Level house as close as construction permits.
- 5) Install new 3/4" plywood floors in areas where floor removal was necessary.
- 6) Straighten existing piers and add any additional piers necessary to provide proper support.
- 7) No carpet or floor coverings included.
- 8) Warranty: Any releveling in years 0-2 at no cost
Any releveling in years 3-5 at \$80⁰⁰/hour.

We Propose to furnish material and labor - complete in accordance with above specifications, for the sum of:

Eight thousand eight hundred forty dollars (\$ **8840⁰⁰**)

Payment to be made as follows:

1/2 at job start; balance at completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications including extra costs will be required only upon written orders and will become an extra charge. In and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Bill Wood

Note: This proposal may be withdrawn by us if not accepted within **60** days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Phillip J. Barbara Jr.

Date of Acceptance:

7-02-92

Signature