

AGENDA ITEM

SUBJECT: 402 West Erwin Avenue

NAME OF OWNER'S: Billy Mark Rittenhouse

NAME OF INTERESTED PARTIES: N/A

OWNER'S ADDRESS: 735 Highridge Trl, McKinney, TX 75069

DATE NOTICE OF HEARING LETTER MAILED: January 9, 2023

LEGAL DESCRIPTION OF THE PROPERTY: Coleman Addition, Block 13, Lot 62B

GENERAL DESCRIPTION OF STRUCTURE: One story, wood frame structure

ZONING DISTRICT: RS60 – Single Family Residence

DATE STRUCTURE WAS TAGGED: June 16, 2022

CAUSE FOR STRUCTURE TO BE DEMOLISHED: See Inspector's Report

SUPPORT DOCUMENTATION:

Pictures

STAFF RECOMMENDATION:

The property owner must obtain a building permit within 30 days and have the work completed and inspected within 90 days or obtain a demolition permit and demolish the structure, clean, and grade the lot with proper drainage within 30 days of the ordered action. Failure of the owner to take the ordered action within the specified time may result in the City taking subsequent action to demolish the structure, clean and grade the lot, and establish a lien on the property.

COMMENTS:

In June of 2022, a fire damaged a substantial part of the structure. The owner has been advising staff that he had hired an attorney as he was in negotiations with his insurance company. There was no communication with the owner until January 26th when he advised staff he had an engineers letter and was waiting for plans to be completed.

Staff chose to bring the case to BSC to ensure the rehabilitation process is completed.