



SUBSTANDARD BUILDING BOARD MEMORANDUM

FROM: Neighborhood Services Department **DATE:** November 9, 2021

SUBJECT: SBB 2021-85 Public hearing and consideration as to whether the accessory structure on the property located at 6320 Skylark Circle, known as Lot 6, Block 11, Meadow Lakes Addition in the City of North Richland Hills, Tarrant County, Texas is substandard within the meaning of the city's ordinances and order demolition and/or removal of accessory structure.

PRESENTER: Stefanie Martinez, Director of Neighborhood Services

SUMMARY

Neighborhood Services will present evidence to the Board for consideration as to whether the accessory structure is substandard as described in Chapter 98 of the City of North Richland Hills' Buildings Ordinance.

BACKGROUND INFORMATION

The property is located to the Meadow Lakes subdivision. The property is zoned R-2 (Single Family Residential) and has a single-family residence with a non-permitted accessory structure. The 0.2387 acre property is located within the Meadow Lakes community. The property is occupied by the owners Albert and Mariella Horst.

On August 30, 2021 Code Officer Simmons received a complaint regarding a structure being built on the side of the house without a permit.

On August 31, 2021 Code Officer Simmons observed construction work at the property and took photos of the structure. Simmons sent an email to Dave Pendley, Mary Lou Salas and Gary Taylor in the Planning Department to confirm if the structure was an illegal structure. Building Inspector, Gary Taylor from the Planning Department placed a stop work notice on the door requesting an onsite inspection. No contact was made with the property owner at that time.

On Saturday September 11, 2021, a complaint was received that work on the structure was in progress. Code Officer Matthew Hall met with the contractor Mr. Lopez and the homeowner Mr. Horst and explained that a permit is required for the work being done. Mr. Horst acknowledged the stop work placed on the door and proceeded with building the structure.

On September 20, 2021 a complaint was received that work on the structure was in progress. Code Officer Simmons and Gary Taylor from the Planning Department met with the contractor Mr. Lopez. The work was complete on the lean-to structure. Gary explained to Mr. Lopez that it was an illegal structure and would need to be removed. Mr. Lopez stated that the owner would have to hire someone else he would not be removing the structure. Gary stated to Mr. Lopez that the structure would need to be removed by Monday September 27, 2021 or citations would be

issued to him and the homeowner. Mr. Lopez's co-worker went inside to get the homeowner to come outside to speak with us. The homeowner was too busy to come out at that time. Code Officer Simmons returned that same day and hand delivered a Notice of Violation to Mr. Lopez the contractor and Mr. Horst the homeowner stating the structure needed to be removed as it was built without a permit, with the compliance date of September 27, 2021.

On September 22, 2021, Mr. Horst applied for a permit via the online portal. The permit was denied by the Plans Examiner, Mary Lou Salas due to fire-resistant construction, lack of construction plans, engineering on the footings, blocking egress windows and the cover is encroaching onto 10" minimum side yard setback.

On September 27, 2021 Code Officer Simmons and Building Official Dave Pendley went to re-inspect the property and the structure still remained. Staff attempted to make contact with the homeowner, but had no response.

ANALYSIS



RECOMMENDATION

Staff recommends that the Substandard Building Board find that a nuisance exists on the property in violation of Chapter 34 of the North Richland Hills Code of Ordinances, the property is substandard in violation of Chapter 98 of the North Richland Hills Code of Ordinances, and order the nuisance be abated in accordance with the authority granted to the Board under the applicable local ordinances, and state and federal laws, rules and regulations.