

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

June 5, 2023

Location: Ronald Reagan Building, 271 W. 3rd, 3rd Floor, Room 318

Members: Francisco Banuelos, Randy Coonrod, Brad Doeden, Randy Harder, Miles Millspaugh, Eric Purkey, Russ Redford, Shay White, Gregg Wilhite

Present: Banuelos, Doeden, Millspaugh, White, Wilhite

Staff Members Present: Chris Labrum, KaLyn Nethercot, Richard Chamberlin, Penny Bohannon, Elaine Hammons (MABCD); Jeff Van Zandt (City of Wichita Law Department)

Vice Chairman Doeden called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:00 p.m. on Monday, June 5, 2023, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas.

May 1, 2023, Minutes

Board Member Wilhite made a motion to approve the May 1, 2023, minutes. Board Member Banuelos seconded the motion. The motion carried. (5 – 0),

Public Agenda.

There was no one present to speak on the public agenda.

Condemnations:

New Cases:

1. 739 S. Lulu Ave

The owner, Maryna Sweet, was present.

A one-story frame dwelling about 32 x 24 feet in size, this structure has been vacant for at least two months, This structure has a cracking block foundation, with missing blocks; missing and fire damaged wood siding; sagging and badly worn composition roof; fire damaged front porch; fire damaged wood trim and framing members and the 16 x 11 foot accessory structure is dilapidated.

The property was boarded in May, but the boards on the south side of the structure have been removed. The building is no longer secure.

Ms. Sweet indicated that she intends to sell the property because of the scope of repairs needed.

Board Member Millspaugh made a motion to allow 60 days and reappear before the Board with either a plan of action for the repairs or a sales contract. The property is to be maintained in a clean and secure condition in the interim.

Board Member Wilhite seconded the motion. The motion carried. (5 – 0)

2. 858 N. Broadview Ave

The owner was not present at the meeting.

This one-story frame dwelling is about 32 x 40 feet in size. Vacant and for at least four years, this structure has a shifting and cracking concrete foundation, with missing concrete; cracking and missing masonry siding and the composition roof is sagging with holes.

(Condemnations – 858 N. Broadview Ave con't)

There has been no contact from the owner of the property, and a new owner purchased the property in March of 2023.

In agreement with the MABCD staff recommendation, Board Member Millspaugh made a motion to refer the property to the City Council for condemnation, with ten days to being wrecking the structures and ten days to complete the wrecking.

Board Member Wilhite seconded the motion. The motion was approved. (5 – 0)

3. 2230 N. Piatt Ave (fourplex)

Willie Smith, the owner of the property, was present; Ron Mahomes, an interested party was also present.

Approximately 30 x 133 feet in size this one-story frame dwelling has been vacant for at least two years. This structure has a cracking east concrete foundation; rotted and missing stucco siding; sagging and badly worn composition roof, with holes and the front and rear porches are deteriorated.

Mr. Smith explained to the Board that the property was currently going through probate because his deceased brother was half owner of the property. Mr. Mahomes stated that he was interested in buying the property and has hired an attorney to help expedite the process as much as possible.

Vice Chairman Doeden made a motion that the owner reappear before the Board in 90 days to give an update on the process, maintaining the site in a clean and secure condition in the interim.

Board Member White seconded the motion. The motion was approved. (5 – 0)

4. 2414 E. Graham Ave

The owner of the property, Armaan Mehta attended virtually.

This is a one-story frame dwelling about 42 x 26 feet in size. Vacant for at least two years, this structure has a shifting and cracking concrete block crawl space, with missing blocks; rotted and missing vinyl siding; sagging and badly worn composition roof; all porches are deteriorated and the 10 x 14 foot accessory structure is dilapidated.

Although the taxes are current, no repairs have been made, and an electrical permit taken out in December 2022 has since expired.

Mr. Mehta stated that he intends to renovate the property and then rent it out. He said that the contractor that he had hired to work on the property had sent photos of other properties and told Mr. Mehta that the photos depicted the repairs that had been performed. Mr. Mehta has since hired a local property manager, and he has hired a new contractor.

Board Member Wilhite made a motion to allow 30 days to allow the owner to get an interior inspection by MABCD staff, maintaining the property in a clean and secure condition in the interim.p

Board Member Millspaugh seconded the motion with an amendment to allow 60 days. Board Member Wilhite seconded the amended motion. The motion carried. (5 – 0)

5. 806 S. Pinecrest St

Juan Perez, property owner, was present.

A one-story frame dwelling about 24 x 30 feet in size, this structure has been vacant for at least three years. This structure has a concrete crawl space with missing concrete; missing vinyl siding; deteriorated and fire damaged framing members and the 10 x 10 accessory structure is deteriorated.

(Condemnations – 806 S. Pinecrest St- con't)

There are delinquent taxes and special assessments on the property. Due to the fire, an interior inspection is required.

Mr. Perez explained to the Board that he had purchased the property in December of 2020. In 2021, he experienced illness that prevented him from rehabilitating the property. In 2022, he suffered a back injury and was unable to perform any work on the property.

Board Member Banuelos made a motion to allow 90 days for the owner to get an interior inspection performed by MABCD staff and have the property repaired or reappear before the Board with a status update, maintaining the property in a clean and secure condition in the interim.

Board Member Wilhite seconded the motion. The motion carried. (5 – 0)

Review Cases:

There were no Review Cases for June.

MABCD Updates.

There were no updates from MABCD staff.

There was discussion about the July Board meeting. There was concern that it would be difficult to gather a quorum since the first Monday of the month was the day before a holiday.

Board Member Millspaugh made a motion to cancel the July 3, 2023, meeting.

Board Member Banuelos seconded the motion. The motion was approved. (5 – 0)

Adjournment

With no other business to discuss, the meeting adjourned at 1:43 pm.