

PONDER - CODE COMPLIANCE
102 W BAILEY ST
PONDER TX 76259-7035

USPS CERTIFIED MAIL



9407 1118 9876 5878 2099 87

WAYLA LYLES
PO BOX 145
PONDER TX 76259-0145

\$4.28 US POSTAGE

FIRST-CLASS

Jun 22 2022

Mailed from ZIP 76259

1 oz First-Class Mail Letter

11923275



stamps
endicia

062S0012913542





NOTICE OF UNSAFE BUILDING

Code Compliance

DATE: 06/22/2022	CASE #: 22-00095
OWNER: LYLES, WAYLA	
OWNER'S MAILING ADDRESS: PO BOX 145 / PONDER, TX 76259-0145	

UNSAFE BUILDING ADDRESS/LOCATION: 406 FREDERICK ST / PONDER, TX 76259-7528	
C.A.D. ID #: 45196	LEGAL DESCRIPTION: O T PONDER BLK 9 LOT 2(N75')
NOTIFIED VIA CERT. MAIL, RETURN RECIEPT REQUESTED #: 9407 1118 9876 5878 2099 87	

The aforementioned property is in violation of the Town of Ponder Code of Ordinance:
Chapter 151.

- Walls or other vertical structural members list, lean, or buckle.
- Damage or deterioration exists to the extend that the building is unsafe.
- Loads on floors or roof are improperly distributed or the floors or roofs are of insufficient strength to be reasonably safe for the proposed use.
- Damage by fire, wind, or other cause has rendered the building or structure dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the town.
- Light, air and sanitation facilities are inadequate to protect the health, morals, safety, or general welfare of persons who assemble, work, or live therein.
- Stairways, fire escapes, and other facilities of egress in case of fire or panic are inadequate.
- Parts or appendages of the building or structure are so attached that they are likely to fall and injure persons or property.
- The building or structure is so dilapidated, substandard, decayed, unsafe, unsanitary, or otherwise lacking in the amenities essential to decent living that the same is unfit for human habitation or is likely to cause sickness, disease, or injury or otherwise to constitute a detriment to the health, morals, safety, or general welfare of those persons assembled, working, or living therein, or is a hazard to the public health, safety, and welfare.

SPECIFIC CONDITIONS UPON WHICH DETERMINATION WAS BASED:

- **Roof:** Decking is showing signs of deterioration (sagging between rafters). Numerous missing shingles. Exposed tar paper and wood decking.

- Exterior Walls: Siding damaged or missing in many areas. Weather protection deteriorated in many areas (paint). Exposed framing shows clear signs of rot and deterioration, no longer able to support imposed loads.
- Exterior Area: Left side of front porch sags. Damaged exterior lighting with exposed wiring.
- Interior: Collapsed drywall ceiling, exposing structural wood framing. Suspected cause; roof leak causing severe interior deterioration.
- Accessory Structure: Damaged/deteriorated siding, damaged/deteriorated weather protection (paint), exposed structural members at ground level, corrugated metal roof appears to have come unfastened in some areas and is no longer lying flat.

Unsafe Buildings are declared to be a Nuisance. It is unlawful for any person to maintain or permit the existence of any unsafe building in town.

CORRECTIVE MEASURES REQUIRED: Any and all conditions listed above must be abated by removal, repair, rehabilitation, or demolition.

RECOMMENDED DEADLINE FOR COMPLIANCE:

- Estimates for repair or demolition acquired and submitted to the Town within 1 month after the date of Public Hearing.
- Submission of application for any required building Permits within 2 months after the date of Public Hearing.
- Completion of repair or demolition within the timeline provided by the obtained Permit.

You are hereby notified of a Public Hearing before the Town Council to determine whether your building complies with the standards set out within Chapter 151 of the Town of Ponder Code of Ordinances.

Hearing Date: 07/11/2022

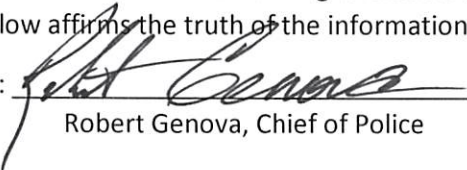
Hearing Time: 6:00pm EST

Hearing Location: Town of Ponder City Hall / 102 W. Bailey St. / Ponder, TX 76259

Please Note:

- In many instances, a Building Permit will be required. Please contact the Ponder Town Hall for more information at (940) 479-7007.
- Your attendance at the above-mentioned public hearing before the Town Council is not required, however, all interested persons shall have the opportunity to be heard and may introduce evidence to the Town Council for its members' consideration.
- After the Public Hearing, the Town Council shall make findings and orders as it deems appropriate. Should the responsible party fail to take timely action on an Order, the town may vacate, secure, remove, or demolish the building or relocate the occupants at its own expense. If the town incurs expenses, it may file a lien against the property.

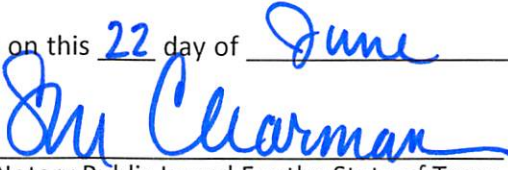
Thank you for your cooperation and assistance making our Town a safer and more pleasant place to live and visit. This Notice of Unsafe Building is executed by Town of Ponder Chief of Police Robert Genova, and his signature below affirms the truth of the information contained in this Notice.

By: 
Robert Genova, Chief of Police

VERIFICATION

BEFORE ME, the undersigned authority on this day personally appeared Robert Genova, Chief of Police for the Town of Ponder, Texas, known to me, who after being duly sworn, upon his oath stated that he has read the foregoing document; and that every statement contained therein is true and correct within his personal knowledge.

SUBSCRIBED AND SWORN TO before me on this 22 day of June, 2022, to which I place my signature and official seal.


Notary Public In and For the State of Texas

