



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Zoning Board of Adjustment
<b>MEETING DATE:</b>	May 19, 2026
<b>ITEM TITLE:</b>	Consider and take appropriate action on a substandard structure at 407 3rd Street: ORIG T WOLFFORTH BLK 6 L 4 (LESS BLDG ONLY).
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### **BACKGROUND:**

The previous item was to hold a Public Hearing to receive comments on a determination of a substandard structure at 407 3rd Street: ORIG T WOLFFORTH BLK 6 L 4 (LESS BLDG ONLY).

### **EXHIBITS:**

### **BOARD ACTION/STAFF RECOMMENDATION:**

If the Board of Adjustment finds that the structure is in violation, then the board shall require the owner, lienholder, or mortgagee of the building to within (30) days do one or more of the following:

1. Secure the structure from unauthorized entry.
2. Require repair, remove, or demolish the structure in (30) days, unless the owner or lienholder establishes at the hearing that the work cannot be reasonable done in that timeframe.
3. If the board determines that additional time is necessary, they can establish a time schedule for work to be performed. No more than (90) days to repair, remove, or demolish the structure is allowed unless a detailed plan and schedule for work are submitted at the hearing.
4. If over (90) days is allowed, regular progress reports must be submitted to the building inspector.