



AGENDA ITEM COMMENTARY

MEETING NAME:	Zoning Board of Adjustment
MEETING DATE:	May 19, 2026
ITEM TITLE:	Conduct a Public Hearing on a substandard structure at 407 3rd Street: ORIG T WOLFFORTH BLK 6 L 4 (LESS BLDG ONLY).
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a Public Hearing on a substandard structure at 407 3rd Street: ORIG T WOLFFORTH BLK 6 L 4 (LESS BLDG ONLY).
2. Consider and take appropriate action on a substandard structure at 407 3rd Street: ORIG T WOLFFORTH BLK 6 L 4 (LESS BLDG ONLY).

Over the past year, the City of Wolfforth Code Enforcement has been actively identifying structures that fail to meet the minimum standards necessary to protect life, health, property, safety, and the general welfare of the public from the dangers of substandard buildings. In April 2026, Code Enforcement obtained an administrative warrant to inspect the property, document its condition, and assess the extent of the violations. Notice was sent out April 14, 2026 by certified, mail to all owners, lien holders, and mortgage holders about the Board of Adjustment hearing. No mail was returned to the city during this time. Publication was made in the Avalanche Journal on April 27, 2026 and May 4, 2026.

The inspection identified multiple deficiencies affecting both structural and non-structural elements of the property. Structural concerns include walls and vertical supports that are splitting, leaning, or buckling due to deterioration, along with signs of dampness and ineffective waterproofing in exterior walls, the roof, and foundation components. The roof and ceiling structures also exhibit sagging and damage, with portions showing broken or deteriorated coverings. Non-structural issues include defective flooring and inadequate window protections, such as missing or improper screens. Additional observations revealed a lack of reliable hot and cold running water, absence of proper sewage connection, and overall dilapidation due to inadequate maintenance, contributing to the building being classified as unsafe. These conditions present immediate safety concerns, particularly an unstable roof, and pose ongoing risks such as progressive structural failure, material degradation, reduced occupant safety, code non-compliance, and potential water intrusion or flooding.

Attached in the exhibits are photographs that document the following findings, defined under 03.07.015 of the City of Wolfforth Code of Ordinances:

- Walls: (17) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration. (10) Dampness of habitable rooms. (26)(B) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

- Roof: (19) Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split, or buckle due to defective material or deterioration. (26)(D) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

- Windows and Doors: (2) Lack of improper window screens as necessary to prevent the entry of insects.

- Flooring: (15) Defective or deteriorated flooring or floor supports.

- (4) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.

- (12) General dilapidation or improper maintenance.

- (13) Lack of connection to required sewage disposal system.

- (30) Inadequate maintenance- Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.

EXHIBITS:

1. Notice

2. Inspection Report

3. Photos

BOARD ACTION/STAFF RECOMMENDATION:

Hold a public hearing.