

WOLFFORTH CODE ENFORCEMENT

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Code Enforcement Officers
302 Main Street
Wolfforth, TX 79382
Phone: 806-855-4120

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302 Main Street
Wolfforth, TX 79382
Phone: 806-855-4130

Owner:

Jeffery Kahlich
514 4th Street
Wolfforth, TX 79382

Lienholder:

RE: Substandard Structures at 514 4th Street Wolfforth, TX 79382: WOLFFORTH ACS BLK 5 L 10-13

Dear Jeffery Kahlich,

On January 17, 2025, an inspection was made of the above referenced property. The overall findings of the inspection reveal several critical issues that require immediate attention. Fire damage has significantly compromised the structural integrity of the building, affected key components and increased the risk of further deterioration. Additionally, faulty materials have been used throughout the structure, particularly in the roofing and ceiling systems, where defective materials are contributing to instability and potential water infiltration. The lack of proper maintenance has exacerbated these problems, allowing for further degradation of essential components. If these issues are not repaired promptly, there is an increased risk of structural failure, which could lead to significant safety hazards, including the collapse of parts of the building or severe water damage. Addressing these concerns is vital to ensuring the long-term safety and stability of the property. (See attached full report)

You are hereby notified that a hearing will be held before the zoning board of adjustment of the city, at **City Hall 302 Main Street Wolfforth, TX 79382 on the 1st day of April 2025 at 5:30 p.m.** The purpose of the hearing is to make a final determination as to whether the structure described is in violation of the dangerous building code of the city. You may be present at the hearing and may be, but need not be, represented by legal counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit thereof with the zoning board of adjustment. At the time of the hearing, you (whether you be the owner, lienholder, or mortgagee) will be required to submit at the hearing proof of the scope of any work that may be required to comply with the code and the time it will take to reasonably perform the work. In the event you seek to obtain more than thirty (30) days to complete the project, you will be required to reasonably establish that the work cannot be completed within thirty 30 days. In the event you seek to obtain more than ninety (90) days to complete the work, you will be required to submit a detailed plan and time schedule for the work at the hearing and establish that the work cannot be completed within ninety (90) days.

If the Zoning Board of Adjustment finds the structure violates the Code and poses a hazard to public health, safety, or welfare, it may order the building to be repaired, removed, or demolished within the specified time frame. Any person affected by any order may seek to appeal the order within thirty (30) days to the State District Court for relief and upon failure to do so within such period of time such order shall be final.

Kathran Lewallen, Code Enforcement Officer

Tara Tomlinson, Director of Development Services