

12/12/2018

I Alma Suazo am filing appeal on a ruling of demolition on a building which was once my primary residence on 5029 Williams Dr. The ruling was issued by the BSB board on 11/29/2018. I am filing this appeal as an erroneous ruling due to several contradictory errors committed by the Building Standards Dept. and the Code Enforcement Div. both of Corpus Christi. I made every effort to follow and adhere to the requests of the BSB board on the rebuild the above mentioned structure that was completely gutted by a contractor whom defrauded me of \$22000 on a remodel project in 2009. There after I was granted permission by Developmental Services at or around early 2012 to build a new residence behind my previous residence. On 8/12/2013 I gained the certificate of occupancy for my new residence. In late 2014 I started receiving letters from Corpus Christi Code Enforcement Division, Mrs. Diana Garza. On 11/19/2015 I was summoned to attend a BSB hearing. At that hearing I expressed my desire to slowly remodel and transform my previous residence which resides on the same lot approximately 150' to 200' in front of the newly built residence into a rental office building which seems to be the cities desire in this area. On 8/20/2015 I attended another BSB hearing, at which hearing the board tabled this case and I was granted time to meet with Gene DeLauro of the Developmental Service Dept. I met with Mr. DeLauro and several of his colleagues on 9/23/2015. After a lengthy meeting with this group a determination of approval was granted to be able to transform the appealed building into an office rental property along with my residence on 1 SAME LOT. AT NO POINT WAS I TOLD THAT I WOULD HAVE TO RE-PLAT DUE TO BEING GRANDFATHERED. On 3/8/2016 a permit was issued by City of Corpus Christi for foundation repair on said structure. The permit was issued as residential which was an unintentional mistake on my and the city staff part. Once again the issuance of the permit acknowledges that no re-plat was called for or necessary for this project as permission had been granted to proceed by Developmental Services. On 5/26/16 a letter was forwarded to Mrs. Diana Garza as an update of the structural work being at 90% complete. On 9/1/2016 I received the certificate from the city of Corpus Christi of completion of the foundation after passing inspection. As you can see I was slowly making progress with the rebuilding of my structure as far as gaining the foundation certificate. I invested about \$7000 on labor and material for the foundation alone, along with about \$3000 to maintain the structure soundly, while still being pressured by Code Enforcement. On 8/22/2016 I was advised to speak to Mr. Joe Ortiz from the Hispanic Organization for Political Empowerment about my situation with code enforcement. Mr. Ortiz sent a letter to a Ms. Lopez with some explanation of my situation. On 8/25/2016 a letter of response to Mr. Ortiz's letter and copied to me, was sent by Commander David Blackmon. Commander Blackmon stated in the letter that he had visited my property to check the status and progress of the structure. His exact wording (and I have the letter) was as follows; while outside of the timeline set out by the BSB, I believe the owners have made the building structurally sound at this point. I will have Code Enforcement meet with the to ensure this assessment so we can have the BSB ruling vacated. Shortly thereafter I received a phone call from Mrs. Diana Garza and she advised me that my case file had been closed and to proceed at my own pace. Of course I was elated of the news and which now I see that this gave me a false sense of security. Then to my surprise I was summoned to appear at a BSB meeting on 9/27/2018 to discuss the same structure. At that hearing I was asked of the status of the structure, and was told a new file had been opened up. An order by the BSB was giving for me to have all plans, all financial feasibility information and receipts for permits within 30 days pertaining to the project. While being caught by surprise I see that as a very short period of time to come up with all of these demands. Soon after that meeting my boyfriend (Gregorio) and I visited Developmental Services to get all information necessary to accommodate all of the boards requests. I was giving some phone numbers to call for planning. A site plan was requested so we got one done. We

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visited with a Mr. Mike Guerrero with developmental services. At that encounter we were surprisingly told of the need to re-plat the lot in order to proceed with the project in order to adhere to the UDC. This was completely contradictory to what was determined in 2015, even as the UDC was established in 2011. Another meeting was scheduled with Mr. Guerrero and several of his colleagues, and the outcome was we would have to re-plat, once again contradictory to the 2015 determination on which a permit was issued. We were advised at that meeting of the costs associated with re-platting and were advised to go back to the BSB and request more time for the re-plat of which could take up to 60 days or more. At that point it was only logical to hold off on spending several thousand dollars to proceed with this process if the board would not grant more time. On 11/19/2018 we went in front of the BSB board where upon significant requests and explanation of the contradictory methods used on the re-platting and of the code enforcement closing and opening of this case, the board voted to demolish within 30 days. Now this causing a hardship due to the fact that I spent the money previously mentioned on this project. The structure is sound as mentioned by Commander Blackmon and of no threat and nothing like it has been portrayed by Mrs. Diana Garza. There have been no police called to the site which no one enters, we see and live by it daily. This home was mentioned to be the first built in the Gardendale neighborhood. I ask for your help on dismissing the BSB demolition order and allow me to proceed with a dream of mine to transform the structure into the office rental space that I and the city of Corpus Christi have for many years envisioned for this area. I Appreciate your service to this great city, and also of your time on my issues.

Thanks

Alma L. Juozo