



Date: March 18, 2019
Notice: 23139704, 23139701, 23139708

Supervisor Contact Number: David Simpson (210) 414-6315

Joanne L Venable
4311 Moss Cave
San Antonio TX 78217

RE: 4311 Moss Cave, San Antonio TX 78217

NOTICE OF PUBLIC HEARING
Notificación para audiencia pública
BUILDING STANDARDS BOARD

As the owner, lienholder, mortgagee of record, or person responsible for the above property, you are hereby notified that pursuant to Article VIII, Chapter 6 of the City Code of San Antonio, Texas, a public hearing will be held before the City of San Antonio Building Standards Board (BSB) on **April 4, 2019** at 9:00 a.m. at the Cliff Morton Development and Business Services Center, One Stop Building, located at 1901 S. Alamo St.

An investigation by the Code Enforcement Section has found the referenced property to be in violation of the San Antonio Property Maintenance Code (SAPMC). The specific violations observed are listed below:

| Sub-Section | Section Description | Violation Detail |
|----------------------------|--|---|
| 304.6 Exterior walls | All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. | Repair exterior siding to the main and accessory structure. |
| 304.2 Protective treatment | All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, and decks shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. | Provide protective treatment to the main and accessory structure. |
| 302.7.1 Fences | All fences, facing the street frontage of the premises or adjacent to a public way, shall be maintained structurally sound and in good repair. Any of the following conditions shall be corrected: 1. Any fence, or any portion thereof, out of vertical alignment by more than fifteen (15) degrees. 2. Rotted, fire damaged or broken wooden support posts or cross members shall be repaired or replaced. 3. Broken or fire damaged wooden slats shall also be repaired or replaced. 4. Broken or severely bent metal posts or torn, cut or ripped metal fencing materials shall be repaired or replaced. 5. Any fence, or any portion thereof, having loose bricks, stones, rocks, mortar, masonry, or similar materials shall be repaired or replaced. The above requirements shall not prohibit a fence, or any portion thereof, from being removed if the remaining portions are safe | Repair or remove the dilapidated fence. |

Language interpreters are available at the meeting. For more information call (210) 207- 5422. This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).

Este aviso contiene información muy importante, el cual pueda afectar su propiedad.
Para obtener más información en español, favor comunicarse teléfono (210) 207-5422.

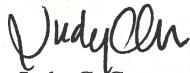
Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar (210) 207-5422. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios e interpretes para los sordos se deben pedir con cuarenta y ocho (48) horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711(servicio de transmitir para sordos).

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| | and in good condition and the erection and maintenance of a fence is not otherwise required by law. | |
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Notice of the violation and a correction order was provided to the person responsible. The Code Enforcement Section has initiated a hearing before the BSB. The purpose of this hearing is to determine whether the above property has been in violation of the SAPMC. If at the conclusion of the hearing the BSB finds that a violation existed, it may order action to be taken to abate the violation, assess a civil penalty up to \$1,000 per day, or both.

You or a designated representative may present testimony and evidence on your behalf at the hearing for the BSB's consideration. The Code Enforcement Section will present evidence regarding the condition of the property and will recommend actions to abate any violations found by the BSB. For more information, please contact the Building Standards Board Liaison at (210) 207-5422.

Sincerely,



Judy C. Croom
Building Standards Board Liaison
Development Services Department
Code Enforcement Section

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