

Oak Ridge Board of Building and Housing Code Appeals Municipal Building – Training Room

AGENDA
April 11, 2013
3:00 pm

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – March 21, 2013
- III. Hearing of Cases
 - a. **Case# 13-01 - 101 Decatur Rd Oak Ridge, TN 37830** Legal Address: Map: 094G Grp: C Ctrl Map: 094G Parcel: 040.00 PI: S/I: 000 Subdivision: BLOCK 0E20 LOT 0035. (Owner: Gordon Cole) Complaint: Unfit for Human Occupation or Use - Vacant residential dwelling. Structure in violation of ORPMC §13-205 lacks adequate ventilation, light, air, heat or sanitary facilities; it is in an unsafe condition due to extensive fire damage; and is damaged to the extent having parts that were attached may fall and injure persons. Repair exceeds 50% of structure value. The structure is an attractive nuisance. Owner is interested selling damaged property to the City. *Staff recommends dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days to allow for possible acquisition process.*
 - b. **Case# 13-02 - 116 Jarrett Ln, Oak Ridge, TN 37830** Legal Address: Map: 099I Grp: E Ctrl Map: 099I Parcel: 057.00 PI: S/I: 000 Subdivision: BLOCK 0D09 LOT 0031. (Owner: RF Rock Saraceni) Complaint: Unfit for Human Occupation or Use – Vacant residential rental dwelling. Structure in violation of ORPMC §13-205 lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair and the surrounding grounds are unmaintained. There are structural defects noted that have attributed to the structure becoming an attractive nuisance despite newer siding and roof shingles. This structure is dangerous to the health and safety of the general public. Repair exceeds 50% of structure value. Owner is interested in selling this CDBG eligible property to the City. *Staff recommends dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days to allow for possible acquisition process.*
 - c. **Case# 13-03 – 134 Houston Ave, Oak Ridge, TN 37830** Legal Address: Map: 105F Grp: C Ctrl Map: 105F Parcel: 005.00 PI: S/I: 000 Subdivision: BLOCK 0K10 LOT 0056. (Owner: TNBank) Complaint: Unfit for Human Occupation or Use - Vacant residential rental dwelling. Structure in violation of ORPMC §13-205 lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair. There are structural defects noted that have attributed to the structure becoming an attractive nuisance. This structure is dangerous to the health and safety of the general public. Repair exceeds 50% of structure value. Owner has an executed sales contract of this property with the City by way of CDBG funding. *Staff recommends dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 30 days to allow for the acquisition and demolition process.*

- IV. Unfinished Business
 - a. No Unfinished Business

- V. New Business
 - a. Proposed Rental Registration Ordinance

- VI. Public Comment & Communications
 - a. Case# 10-21 Applewood Apartments – 115 E. Hunter Circle
 - b. Case# 10-22 Applewood Apartments – 105 E. Hunter Circle
 - c. Case# 10-23 Applewood Apartments – 119 W. Hunter Circle
 - d. Case# 10-24 Applewood Apartments – 121 W. Hunter Circle
 - e. Case# 11-23 Jackson Square – 215 Broadway Ave
 - f. Case# 11-24 Jackson Square – 223 Broadway Ave