

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

AGENDA

July 11, 2013 - 3:00 pm

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – June 13, 2013
- III. Hearing of Cases
 - a. **Case# 13-04 – 1021 Oak Ridge Turnpike Oak Ridge, TN 37830 (2nd HEARING)** Known as: **Price Florist**
Legal Address: Subdivision: BLOCK 18CD PARCEL 31 100 HC 43.00 ZONING: B2 (Building Owner: Patricia Warren of 560 Caryonah Road Crossville, TN 38571) Complaint: This vacant commercial structure has been declared unfit for human occupation and use per ORPMC §13-205(3) because (a) Defects in the structure which increase the hazards of fire, accident or other calamities. (b) Delapidation and decay exists. (f) structure in severe disrepair. (g) Lack of adequate facilities for egress in case of fire or panic. The BBHCA decision to order repair or demolition was tabled for 30 days to allow the owner time to sale damaged property or show plan of demo or repair. *Staff recommends this public nuisance structure be ordered demolished or repaired within 60 days of hearing pursuant to ORPMC §13-205(5).*
 - b. **Case# 13-06 – 109 Jellico Ln. Oak Ridge, TN 37830** Legal Address: Map: 099J Grp: E Ctrl Map: 099I Parcel: 011.00 PI: S/I: 000 Subdivision: BLOCK 0C09 LOT 0036 (owned by: WILLIAMS, PAUL H ETUX C/O GARY WILLIAMS of 461 Raccoon Valley Rd Powell, TN 37849) Complaint: Unfit for Human Occupation or Use – Vacant residential single family 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, neglect and the surrounding grounds are unmaintained. Structural defects and the unsecured condition have attributed to the property becoming an attractive nuisance. This structure is dangerous to the health and safety of the general public. Estimated repair exceeds 50% of structure value (appraisal dated: 2 March 2012). The owner participated in the Voluntary Acquisition Program last year but opted out. Since that time, the property has remained neglected and has further become a public nuisance. *Staff recommends residential structure to be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days.*
 - c. **Case# 13-07 – 140 Windham Rd. Oak Ridge, TN 37830** Legal Address: Map: 104C Grp: C Ctrl Map: 104C Parcel: 029.00 PI: S/I: 000 Subdivision: BLOCK 0C04 LOT 0055 (Owned by: MILLER, KATHY C of 140 Windham Rd, Oak Ridge, TN 37830). Complaint: Unfit for Human Occupation or Use – Vacant residential single family 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, neglect which increases fire hazard and the surrounding grounds are unmaintained (except by neighbors). Structural defects and the unsecured condition have attributed to the property becoming a public nuisance. This structure is dangerous to the health and safety of the general public. *Staff recommends residential structure to be declared Unfit for Human Occupation or Use and requests an order for repair or demolition within 90 days.*
- IV. Unfinished Business
 - a. Applewood Update
- V. New Business
 - a. No New Business
- VI. Public Comment & Communications