

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

AGENDA
June 13, 2013
3:00 pm

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – April 11, 2013
- III. Hearing of Cases
 - a. **Case# 13-04 – 1021 Oak Ridge Turnpike Oak Ridge, TN 37830** Known as: **Price Florist** Legal Address: Subdivision: BLOCK 18CD PARCEL 31 100 HC 43.00 ZONING: B2 (BuildingOwner: Patricia Warren 560 Caryonah Road Crossville, TN 38571) Complaint: Unfit for Human Occupation or Use - Vacant commercial structure in violation of ORPMC §13-205 (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. City required emergency vacate on 1 May 2013. Owner is interested selling damaged property as soon as possible. *Staff recommends commercial structure be declared Unfit for Human Occupation or Use and requests an order for demolition or cleanup within 60 days.*
 - b. **Case# 13-05 – 117 Houston Ave. Oak Ridge, TN 37830** Legal Address: Map: 105F Grp: C Ctrl Map: 105F Parcel: 048.00 PI: S/I: 000 Subdivision: BLOCK 0K10 LOT 0037 (owned by: Mr. Mark S. Davis 232 Wilberforce Avenue, 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 and the surrounding grounds are unmaintained. Structural defects and the unsecured condition have attributed to the property becoming an attractive nuisance and known to harbor vagrants. This structure is dangerous to the health and safety of the general public. Estimated 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.*
- IV. Unfinished Business
 - a. No Unfinished Business
- V. New Business
 - a. No New Business
- VI. Public Comment & Communications