

OAK RIDGE BOARD OF BUILDING
AND HOUSING CODE APPEALS

MINUTES

DATE: April 11, 2013

LOCATION: Municipal Building Training Room

PRESIDING: Bruce Leforce

PRESENT: Bruce Leforce, Joseph Lee, Amy Seiber, Philip Nipper, Hugh Ward, Aaron Wells

PRESENT: City of Oak Ridge: Matthew Widner; Citizens: Mr. & Mrs. Cole of 101 Decatur Rd

ABSENT: John Russell

- I. Meeting Started 3:05pm - Ms. Amy Seiber took the Roll.
- II. April 11, 2013 Minutes: Motion to approve by Philip Nipper and seconded by Hugh Ward. Discussion by Mr. Nipper, Joseph Lee and Hugh Ward for corrections and clarifications, Motion passed unanimously.
- 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. Matt Widner introduced the current property owners the property in attendance and provided a background on the fire damaged property and the Cole family loss. Mr. Widner requested that the house be declared unfit for human occupation and use and a delay in demolition or repair order to allow for a possible City purchase by way of Voluntary Acquisition. Structure is damaged by fire greater than 50% of its current damaged value. Bruce Leforce asked for input from the owners. Mr. Cole confirmed their interest in sale to City but concluded that demolition and or repair is not feasible for their family. BBHCA discussion about the condition of the property and how that would affect available money for purchase and insurance questions vs cost of repair compared to structural value. Mr. Cole confirmed and agreed with the City the cost of repair would exceed 50% of the value in their opinion. Mr. Joseph Lee called for motion to declare structure unfit for human occupation and use. Seconded by Mr. Hugh Ward. Discussion - Amy Seiber abstained from discussion and voting on this case due to a personal relationship with the Coles. Further discussion to not continue with an order to demolish was agreed and Mr. Cole supported agreement. Motion passed unanimously with one abstention.
 - 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. Matt Widner introduced the case and provided background on past City Code Officers involvement in this property and described the lengthy notice of violation in effect. Mr. Widner indicated this property is in the CDBG Target area and steps are being taken to determine if it meets further eligibility requirements for the City to purchase and related a message from the owner who has elected to participate in the Voluntary Acquisition Program. Motion by Joseph Lee to declare the structure unfit for human occupation and use, Seconded by Philip Nipper. Discussion - Mr. Nipper verified there were no current occupants. Hugh Ward verified the City has determined the cost of repair exceeds 50% of value. No further discussion, Motion passed unanimously.

Joseph Lee Made another Motion that the structure ordered vacated and demolished, Seconded by Hugh Ward. No Discussion, Motion passed unanimously.

- 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. Matt Widner introduced the case and provided a history on code enforcement activities at this property. The City has a signed purchase agreement in place with the owning bank as part of the CDBG Voluntary Acquisition Program. The property appraised for \$32K and estimated repairs exceed 50% value. Joseph Lee made motion to declare the property unfit for human occupation and use, Seconded by Phillip Nipper, No Discussion, Motion passed unanimously. Joseph Lee made motion to order structure vacated and demolished, Seconded by Phillip Nipper, No Discussion, Motion passed unanimously.

IV. Unfinished Business

V. New Business

- a. Rental Registration – Matt Widner provided the history and basic components of a Rental Registration Program as part of the NOT IN OUR CITY initiatives that would require annual registration and a minimum routine housing inspections every 3 years in order to issue a certificate of compliance which allows the rental unit to be rented. Proposed ordinance has not been sent to Council and is in the development stage to date. General discussion of barriers, opportunities and goals followed.

VI. Public Comment & Communications

- a. Staff update of CDBG, EDI and CHF demolitions as requested by the BBHCA
- b. Staff update on open cases with Applewood Apartments and Jackson Square. Further discussion with no action

Being no further Business, Joseph Lee made motion to adjourn, seconded by Hugh Ward. No Discussion, motion passed unanimously.

Meeting adjourned at 4:35 p.m.



Amy Seibel
Secretary