

OAK RIDGE BOARD OF BUILDING  
AND HOUSING CODE APPEALS

**APPROVED**

MINUTES

DATE: June 13, 2013

LOCATION: Municipal Building Training Room

PRESIDING: John Russell

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

PRESENT: City of Oak Ridge: Matthew Widner, Kathryn Baldwin; Citizens: Patricia Warren and Media

ABSENT: Bruce Leforce

- 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 Joseph Lee. Motion passed unanimously.
- 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 (Building Owner: Patricia Warren 560 Caryonah Road Crossville, TN 38571) - Complaint: Unfit for Human Occupation or Use - Vacant commercial structure. Matt Widner introduced the current property owner in attendance and provided a background on vacated property to include the owners attempt to clean the building. Mr. Widner requested that the commercial structure be declared unfit for human occupation and use and ordered repaired or demolished in 60 days. John Russell inquired Patricia point of view and what her plans were for this building which she indicated not having been in the building for approximately two years and confirmed her lease agreement included the Price Florist owners was responsible for all maintenance. Ms. Warren continued by concluding she would do whatever the City wanted to do but her preference would be to try selling the property. Further discussion about the specifics of the lease agreement with Price Florist owners confirmed maintenance responsibility and Ms. Warren's intentions of repair plan. Mr. Joseph Lee called for motion to declare structure unfit for human occupation and use, Seconded by Phillip Nipper. Discussion – Ms. Warren clarified what the motion means. John Russell called for vote: Motion passed unanimously. Further discussion continued about the possible sale or demolition of property and how that would be done and the concern for the building to remain standing for extended period of time not being a desired option. Aaron Wells made motion to table the case for 30 days to allow owner to sale the property, motion seconded by Joseph Lee; Discussion if 30 days is enough time and Kathryn Baldwin pointed out this property is on a major street in OR and added demolition is the desired end action to allow easier development in an area where active development is taking place. Further points made by the Board, was what to expect at end of 30 days. Mr. Wells amended his original motion table the case for 30 days and for the owner to produce a plan of action for repair or a demolition permit obtained unless there is a sales agreement in place, Seconded by Mr. Lee. Motion passed unanimously.

- b. **Case# 13-05 – 117 Houston Ave. Oak Ridge, TN 37830** Legal Address: Map: 105F Grp: C Ctrl Map: 105F Parcel: 048.00 Pl: 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. Matt Widner introduced the case and provided background on this vacant single family dwelling and indicated this property is in the CDBG Target area and the owner is participating in the Voluntary Acquisition Program for the City to purchase for an appraised value of \$14K. Mr. Widner requested the structure to be declared unfit for human occupation and use and ordered demolished in 90 days to allow acquisition. Motion by Joseph Lee to declare the structure unfit for human occupation and use, Seconded by Hugh Ward. No Discussion – Motion passed unanimously. Hugh Ward verified the City has determined the cost of repair exceeds 50% of value. No further discussion, Motion passed unanimously. Joseph Lee made Motion that the structure ordered vacated and demolished within 90 days, Seconded by Phillip Nipper. No Discussion, Motion passed unanimously.

IV. Unfinished Business

V. New Business

- a. Joseph Lee requested update on Rental Registration. Mr. Widner invited BBHCA board members to a June the 18<sup>th</sup> City Council Housing Summit to discuss all things housing with possible action.

VI. Public Comment & Communications

- a. Mr. Widner informed the BBHCA about 4 more housing purchases and answered other questions (as best as possible) about Applewood Apartment status.

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

Meeting adjourned at 3:45 p.m.

  
Amy Seiber  
Secretary

**APPROVED**