

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

### AGENDA

April 10, 2014 @ 3:00 p.m.

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – 20 February 2014
- III. Hearing of Cases
  - a. **Case# 14-03 – 105 Waddell Place Oak Ridge, TN 37830** Map: 099C Grp: D Ctrl Map: 099C Parcel: 005.00 PI: S/I: 000 Subdivision: BLOCK 0D13 LOT 0041 (Owner: REX R. GASS 126 WASHBURN CIRCLE OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use - Vacant single family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling 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 a public nuisance. This structure is dangerous to the health and safety of the general public. Repair exceeds 50% of structure estimated value. 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# 14-04 – 101 Wade Ln Oak Ridge, TN 37830** (4 Plex) Map: 099C Grp: B Ctrl Map: 099C Parcel: 036.00 PI: S/I: 000 Subdivision: BLOCK 0C13 LOT 0034 (Owner: CARDEN RENTALS LIMITED PARTNERSHIP 430 S ILLINOIS AVE OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use - Vacant multi-family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair and severe water damage caused by rodents and mold. Repair exceeds 50% of structure estimated value. There are structural defects noted that have attributed to the structure becoming a public nuisance. This structure is dangerous to the health and safety of the general public. 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.*
  - c. **Case# 14-05 – 117 Wade Ln Oak Ridge, TN 37830** (4 Plex) Map: 099C Grp: B Ctrl Map: 099C Parcel: 038.00 PI: S/I: 000 Subdivision: BLOCK 0C13 LOT 0032 (Owner: CARDEN RENTALS LIMITED PARTNERSHIP 430 S ILLINOIS AVE OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use - Vacant multi-family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair and severe water damage caused by rodents and mold. Repair exceeds 50% of structure estimated value. There are structural defects noted that have attributed to the structure becoming a public nuisance. This structure is dangerous to the health and safety of the general public. 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.*

- d. **Case# 14-06 – 355 W Outer Dr. Oak Ridge, TN 37830** (4 Plex) Map: 099C Grp: B Ctrl Map: 099C Parcel: 027.00 PI: S/I: 000 Subdivision: BLOCK 0C13 LOT 0043 (Owner: CARDEN RENTALS LIMITED PARTNERSHIP 430 S ILLINOIS AVE OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use - Vacant multi-family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair and severe water damage caused by rodents and mold. Repair exceeds 50% of structure estimated value. There are structural defects noted that have attributed to the structure becoming a public nuisance. This structure is dangerous to the health and safety of the general public. 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.*
- e. **Case# 14-07 – 363 W Outer Dr. Oak Ridge, TN 37830** (4 Plex) Map: 099C Grp: B Ctrl Map: 099C Parcel: 028.00 PI: S/I: 000 Subdivision: BLOCK 0C13 LOT 0042 (Owner: CARDEN RENTALS LIMITED PARTNERSHIP 430 S ILLINOIS AVE OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use - Vacant multi-family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair and severe water damage caused by rodents and mold. Repair exceeds 50% of structure estimated value. There are structural defects noted that have attributed to the structure becoming a public nuisance. This structure is dangerous to the health and safety of the general public. 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.*

IV. Unfinished Business

- a. No Unfinished Business

V. New Business

- a. No New Buisness

VI. Public Comment & Communications

- a. Case# 14-01 Wender Building – 123 E. Tyrone Rd Oak Ridge, TN 37830
- b. Case# 14-02 Wender Building – 135 E. Tyrone Rd Oak Ridge, TN 37830