

APPROVED

OAK RIDGE BOARD OF BUILDING
AND HOUSING CODE APPEALS
(BBHCA)
SPECIAL CALLED MEETING MINUTES

DATE: April 28, 2016

LOCATION: Municipal Building Training Room

PRESIDING: Bruce LeForce

PRESENT: Joseph Lee, Amy Seiber, Philip Nipper

ABSENT: Leonard Vaughen, Michael Marsh, Phil Yager

ALSO PRESENT: City of Oak Ridge: Matt Widner, Kathryn Baldwin, Mark Watson, Ken Krushenski and visitors present

I. Meeting started at 6:00 p.m. - Ms. Amy Seiber took the roll.

II. Approval of Minutes from Previous Meeting Held – April 14, 2016

Motion to approve by Joseph Lee; Seconded by Philip Nipper; No discussion; Motion passed unanimously.

III. Appearance of Citizens - No requests

IV. Hearing of Cases:

a. Case# 16-05: 353 Vermont Ave, Oak Ridge, TN 37830 Legal Description: Map: 099E Grp: F Ctrl Map: 099E Parcel: 002.00 PI: S/I: 000 Subdivision: BLOCK 0F14 LOT 0020. Owned by: SMITH, DAVID A L/E DOROTHY SMITH REM 353 VERMONT AVE OAK RIDGE, TN 37830 Complaint: Unfit for Human Occupation or Use – Single family residential structure in violation of ORPMC §108.1.3. This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to infestation and filth emitting strong offensive odors into the public way. Visual defects are noted that have attributed to this property becoming a public nuisance. This structure is dangerous to the health and safety of the general public. Per §108.1.3.1, non-structural repair exceeds 50% of property appraised value. Matt Widner introduced the case and provided a history leading up to date confirming estimated costs of repairs far exceeding 50% of property value using the appraisal data dated April 20, 2016 of \$16,000.00 estimating damage as supplemental proof of condition. Mr. Widner requested that the structure be ordered vacated and demolished. Joseph Lee made a motion that the structure be declared unfit for human occupation and use per ORPMC 108.1.3; Seconded by Philip Nipper; No discussion; Motion passed unanimously. Joseph Lee made a motion for the structure to be ordered vacated and demolished per ORPMC §111.4(b) within sixty (60) days; Seconded by Philip Nipper; No discussion; Motion passed unanimously.

V. Unfinished Business - None

VI. New Business

VII. Staff Communications

Being no further business, meeting adjourned by consensus.

Meeting adjourned at 6:30 p.m.



Amy Seiber, Secretary