

OAK RIDGE BOARD OF BUILDING  
AND HOUSING CODE APPEALS (BBHCA)  
Minutes

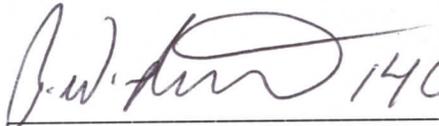
**APPROVED**

DATE: June 9, 2016  
LOCATION: Municipal Building Training Room  
PRESIDING: Bruce LeForce  
PRESENT: Joseph Lee, Michael Marsh, Phil Yager, Leonard Vaughen  
ABSENT: Philip Nipper, Amy Seiber  
ALSO PRESENT: City of Oak Ridge: Matt Widner and visitors present

- I. Meeting started at 3:00 p.m. - Mr. Bruce LeForce took the roll.
- II. Approval of Minutes from Previous Meeting Held – May 12, 2016  
Motion to approve by Philip Yager; Seconded by Michael Marsh; No discussion; Motion passed unanimously.
- III. Appearance of Citizens - No requests
- IV. Hearing of Cases:
  - a. **Case# 16-06: 389 W. Outer Dr Oak Ridge, TN 37830** (vacant duplex structure) Legal Description: Map: 099C Grp: B Ctrl Map: 099C Parcel: 031.00 Pl: S/I: 000 Subdivision: BLOCK 0C13 LOT 0039 (Anderson County), (Owned by: MASHBURN, RONNIE B AND WIFE DEBRA J of 1050 W OUTER DRIVE OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use. 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 neglect. There are structural defects noted that have attributed to its becoming a public nuisance. This structure is dangerous to the health and safety of the general public. Non-structural repair exceeds 50% of property appraised value. Owner is interested selling weather and animal damaged property to the City. Matt Widner introduced the case and informed the Board that the City of Oak Ridge already has a contract for purchase of this property. Mr. Widner provided a strategic overview of area properties being demolished and transferred to the Oak Ridge Land Bank. Joseph Lee made a motion for the structure to be ordered unfit for human occupation and use per ORPMC §108.1.3; Seconded by Philip Yager; Discussion by Leonard Vaughen asserted this structure to be a "type F" dwelling. After further reviewing the evidence, Mr. Vaughen withdrew his assertion; Motion passed unanimously. Joseph Lee made a motion for the structure to be ordered vacated and demolished per ORPMC §111.4(b) within ninety (90) days; Seconded by Philip Yager; No Discussion; Motion passed unanimously.
- V. Unfinished Business
- VI. New Business
- VII. Staff Communications
  - a. Case calendar and other staff changes reviewed

Being no further business, meeting adjourned by consensus.

Meeting adjourned at 3:15 p.m.

  
14 OCT 2016  
Amy Seiber, Secretary

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