

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

APPROVED

DATE: May 12, 2016
LOCATION: Municipal Building Training Room
PRESIDING: Bruce LeForce
PRESENT: Amy Seiber, Philip Nipper, Phil Yager
ABSENT: Leonard Vaughen, Michael Marsh, Joseph Lee

ALSO PRESENT: City of Oak Ridge: Matt Widner and visitors present

- I. Meeting started at 3:00 p.m. - Ms. Amy Seiber took the roll.
- II. Approval of Minutes from Previous Meeting Held – April 28, 2016
Motion to approve by Philip Nipper; seconded by Phil Yager; no discussion; motion passed unanimously.
- III. Appearance of Citizens - No Requests
- IV. Hearing of Cases:
 - a. **Case# 16-02: 204 Gum Hollow Rd / 100 Glassboro Dr** (unoccupied) Oak Ridge, TN 37830 (duplex structure)
4th Hearing Legal Description: Map: 015J Grp: C Ctrl Map: 015J Parcel: 015.00 PI: S/I: 000 Subdivision: COUNTRY CLUB EST SEC-A- 1 Plat Book/Page: 7/125 Block: 19 Lot: 0006 Roane County, (Owned by: Schubert, Roy B & Sara Marie of 115 Netherlands Rd Oak Ridge, TN 37830) Complaint: This unoccupied residential duplex structure was declared unfit for human occupation or use and ordered vacated per ORPMC §108.1.3 on January 14, 2016. The Board decision to defer any demolition order was made to allow the owner time to determine best course of action to remedy this nuisance structure. Matt Widner provided a repair cost estimate of \$143,200.00 as compared to the current Roane County Tax Assessment Value \$259,000.00. Noting no other sources of value were utilized, Mr. Widner explained the basis for repair estimates citing ORPMC §108.1.6 Extensive Alteration requires the entire structure must meet currently adopted construction codes. Mr. Widner also noted the structure is a rental property, which further requires licensed contractors to perform the repairs instead of the owners. As a final note, the structure was built in 1976, which requires the property to be tested for lead based paint and abated accordingly for continued use as a rental. Mr. Widner requested an order for demolition because the required repairs exceeds 50% of the property's original known value, and there were no clear plans to remediate the public nuisance. The owners did not dispute the City's repair estimate nor offer an alternative repair estimate. Further discussion with Peggy Hanrahan (owner's realtor) regarding value and process of remediation if property is sold to investors. Phil Yager made a motion for the structure to be ordered demolished per ORPMC §111.4(b) within ninety (90) days to allow the owners additional time to sell the property or demolish as ordered; seconded by Philip Nipper; discussion by Mr. Widner to clarify options to owners; being no further discussion, motion passed unanimously.
- V. Unfinished Business
 - 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. Matt Widner provided a status update.

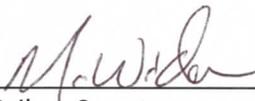
VI. New Business

VII. Staff Communications

- a. Philip Nipper informed the Board he will not be able to attend the June meeting.

Being no further business, meeting adjourned by consensus.

Meeting adjourned at 3:41 p.m.

 c/o A.S.

Amy Seiber, Secretary