

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

APPROVED

DATE: October 13, 2016

LOCATION: Municipal Building Training Room

PRESIDING: Philip Nipper

PRESENT: Joseph Lee, Michael Marsh, Leonard Vaughn

ABSENT: Philip Yager, Amy Seiber, Bruce LeForce

ALSO PRESENT: City of Oak Ridge: Arnold Blackwell, Kathryn Baldwin and visitors present

- I. Meeting started at 3:00 p.m. - Mr. Arnold Blackwell took the roll.
- II. Approval of Minutes from Previous Meetings Held – June 9, 2016 & July 14, 2016
Motion to approve by Joseph Lee; Seconded by Michael Marsh; No discussion; Motion passed unanimously.
- III. Appearance of Citizens - No requests
- IV. Hearing of Cases:
 - a. **Case# 16-08 (APPEAL): 244B S. Illinois Ave. Oak Ridge, TN 37830 (Brown's Boneyard)** New Business occupancy, interior build out construction – Building Owner: Hart and Associates, LLC. – Business Owner: Philip Brown. Appeal request by Alicia Mitchell 442 Independence Dr. Kingsport, TN 37660 on behalf of Mr. Brown to operate a new carry out only BBQ restaurant. Mr. Brown requesting consideration to eliminate the public restroom requirement per adopted IBC 2012 § 2902.3 to better fit the carryout service only business model of this new location. Employee restrooms will be provided as required. – Arnold Blackwell introduced the case and recommended approval of appeal request. Motion to approve request for no public restroom by Joseph Lee; Seconded by Michael Marsh; Discussion by Mr. Lee with Mr. Brown regarding use of space. Being no further discussion, motion passed unanimously.
 - b. **Case# 16-02: 204 Gum Hollow Rd (occupied) / 100 Glassboro Dr (unoccupied) Oak Ridge, TN 37830 (duplex structure)** Legal Description: Map: 015J Grp: C Ctrl Map: 015J Parcel: 015.00 Pl: 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) – Property under contract for sale (closing date set for Oct 18, 2016) for future owner occupancy. Buyers requesting a deferment of Board ordered vacate and demolition order to allow for rehabilitation to occur. Philip Nipper introduced the case and provided a brief history of Board action. Michael Marsh voiced his concern that the new owner's scope of work is not adequate to address the structural issues found on the notice of violation. Joseph Lee confirmed that permits and inspections were required for progressive work. Kathryn Baldwin suggested a deferment for a period of time may be appropriate to allow the buyers' an opportunity to make the required repairs. Discussion of work time line and how best to proceed with Arnold Blackwell explaining the permit and inspection process. Mr. Lee made Motion to defer demolition order (dated: 29April2016) for 60 days allowing the sale of the property to proceed with monthly reports on renovation repairs; Motion failed due to No Second being made. Discussion by Leonard Vaughn to base the deferment on actual purchase instead of a set time. Motion made by Joseph Lee to defer the case until the next normally scheduled meeting in November, 2016; Seconded by Mr. Vaughn; No further discussion; Motion passed unanimously.

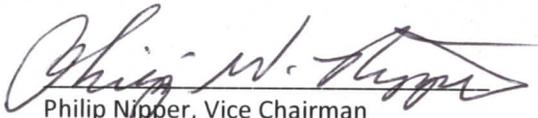
V. Unfinished Business

VI. New Business

VII. Staff Communications

Being no further business, meeting adjourned by consensus.

Meeting adjourned at 3:30 p.m.



Philip Nipper, Vice Chairman