

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

AGENDA
February 9, 2012
3:00 pm

- I. Roll Call
- II. Approval of Minutes of Meeting Held – January 12, 2012
- III. Hearing of Cases
 - a. **Case # 12-01**
137 W. Arrowwood Road (owner: Harrison, Gina Gaye & Amberly) – Complaint – Structure Unfit for Human Occupation or Use. Burned-out Dwelling - violation of ORMC § 13-205. *Staff recommends demolition order not exceeding 90 days.*
 - b. **Case # 12-02**
119 Maple Lane (owner: Northcutt, Christine (deceased)) – Complaint – Structure Unfit for Human Occupation or Use. Abandoned, Unsecure and Vandalism - dwelling has become an attractive nuisance. Dwelling lacks adequate ventilation, light, air, heat, and sanitary facilities violation of ORMC § 13-205. *Staff recommends immediate cleaning property and boarding structure to protect health and welfare of general public. Demolition order request may come at a later date if all attempts to abate have failed or property falls further into disrepair.*
- IV. Unfinished Business
 - a. **(Case # 11-12)** 759 W. Outer Drive - violation to Sections 304.5 Foundation/basement; 304.6 Exterior walls; 304.13/15 Windows/doors; 304.12 Handrails/guardrails; 304.2 Protective treatment; and 301.3 Vacant structure of the International Property Maintenance Code. *Demolition has not taken place. Staff recommends pursuing CDBG voluntary acquisition- dismissal*
 - b. **(Case # 11-15)** 120-122 Jarrett Lane (vacant) - violation to Sections 304.7 Roof/drainage; 304.5/16 Foundation / basement; 304.13/15 Windows/doors of the International Property Maintenance Code. *City Court*
 - c. **(Case # 11-18)** 100 Pearl Road - violation to Sections 302.7 Accessory structures of the International Property Maintenance Code. Carport still standing in disrepair. *City Court*
 - d. **(Case # 11-19)** 121 Goucher Circle (vacant) - violation to Sections 302.1 Sanitation; 302.7 Storage buildings; 304.6 Exterior walls; 304.7 Roof/drainage; 304.8, 304.9 Fascia/soffit; 305.3 Interior surfaces. *Staff recommends pursuing CDBG voluntary acquisition - dismissal*
 - e. **(Case # 11-22)** 232 S. Dillard - violation to Section 604.3 of the International Property Maintenance Code. *Staff recommends dismissal and reassessment.*
 - f. **(Case # 11-23)** 215 Broadway Avenue - violation to Sections 304.7 Roof/drainage; 605.1 & 605.2 Electric; and 305.3 Interior surfaces of the International Property Maintenance Code
 - g. **(Case # 11-24)** 223 Broadway Avenue - violation to Sections 304.7 Roof/drainage; 604.3 Electric; and 305.3 Interior surfaces of the International Property Maintenance Code
 - h. 2012 Property Maintenance Code Process SOP
- V. New Business
- VI. Communications and Miscellaneous Business

UNAPPROVED

OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS

MINUTES

DATE: January 12, 2012

LOCATION: Municipal Building Training Room

PRESIDING: Dr. Bruce Leforce

PRESENT: Joseph Lee, Dr. Bruce Leforce, John Russell, Amy Seiber, Philip Nipper, Hugh Ward.

ALSO
PRESENT: City of Oak Ridge: Matt Widner and Mr. Denny Boss. Citizens: Mr. Robert Kennedy.

ABSENT: Aaron Wells

Mr. Widner took roll.

Mr. Widner presented the minutes from the meeting on December 8, 2011. Mr. Lee made a motion to accept the minutes of December 8, 2011. Mr. Russell seconded the motion. Motion passed 5 in favor. Mr. Nipper abstained.

Hearing of Cases:

Unfinished Business:

Case No. 11-16

112 Mason Lane. Violations to Sections 304.7 Roof/drainage; 304.5/16 Foundation/basement; 304.12 & 305.4/5 Porches and railings; 304.10 Stairways, decks, porches, balconies; of the International Property Maintenance Code – Follow up Repairs per Submitted Plan.

Mr. Kennedy presented photos showing repairs to the soffit and temporary railing on the deck. Mr. Lee made a motion to dismiss this case with the request that staff follow up with inspections to ensure work completed. Mr. Russell seconded the motion. Mr. Kennedy stated he knows railing is temporary and for construction purposes. Soffit needs paint and gutters need to be completed. Motion passed unanimously.

Case No. 10-03

116 Jonathan Lane – Property demolished by owner. Staff recommends dismissal. Mr. Lee made a motion to dismiss this case. Motion seconded by Mr. Nipper. Motion passed unanimously.

Case No. 11-07

107 Atlanta Road – violation to Sections 304.6 Exterior walls and 304.10 Stairways, decks, porches and balconies of the International Property Maintenance Code. Repairs substantially complete. Staff recommends dismissal.

Mr. Lee made a motion to dismiss this case. Mr. Ward seconded the motion. Motion passed unanimously.

Case No. 11-11

223-225 Hillside Road-violation to Section 303.2 Exterior paint of the International Property Maintenance Code. Staff recommends case dismissal so that further nuisance abatement can be pursued for the entire property.

Case No. 11-21

299 S. Benedict Avenue- violation to Section 604.3 of the International Property Maintenance Code. Repairs substantially completed. Staff recommends case dismissal. Mr. Lee made a motion to dismiss this case. Mr. Russell seconded the motion. Motion passed unanimously.

New Business:

Election of officers:

Mr. Lee made a motion to elect Dr. LeForce as Chairman for 2012. Mr. Ward seconded the motion. Motion passed unanimously.

Mr. Ward nominated Mr. Lee for Vice Chairman. Mr. Lee refused nomination. Mr. Lee nominated Mr. Russell for Vice Chairman. Mr. Ward seconded the nomination. Mr. Russell elected unanimously.

Mr. Russell nominated Ms. Seiber for Secretary. Mr. Lee seconded the nomination. Ms. Seiber elected unanimously.

2011 Summary:

Presented by Mr. Widner.

Case #11-01-11-06

Mr. Lee requested an update. Mr. Boss will provide as soon as possible to the Board.

Case #11-12

Board voted for demolition August 2011.

Mr. Boss stated with restructuring of staff there should be faster remediation of cases.

Case #11-18

Carport was to be demolished.

Mr. Boss stated with staff restructuring cases should not be lost in the system. Mr. Boss will communicate with the owner to repair or demolish the carport or warrants to City Court will be issued.

Mr. Lee asked if this case could be voted on by the Board. Mr. Boss stated that no action can be taken at this meeting since this case was not on the agenda. Mr. Boss will report back at Feb 2012 meeting.

Case #11-15

Collaboration with legal department will be needed to determine what steps need to be taken in this case.

Case #11-19

US Bank and HUD are presently getting second bids for demolition or repair of this property. Staff will collaborate with the legal department as to what steps can be taken in this case.

Case #11-22

Court order has been issued and owner is in the penalty phase.

Case #11-23 and 11-24

No repairs have been made – utility blocks have been placed on empty spaces with leaking roofs. All vacant buildings will be posted unsafe and cannot be rented. Staff will consult with legal dept.

Mr. Nipper stated he would like to see these two cases on the February agenda unless plan of action by City does not involve Board.

2012 SOP:

Mr. Widner presented that the 2012 IPMC should be adopted in its entirety. He will pursue the role of the Board in this and how to get compliance.

Communications and Miscellaneous Business:

None

Meeting adjourned at 4:45 p.m.

Amy Seiber
Secretary

City of
OAK RIDGE



Code Enforcement Division (865) 425-3532

Post Office Box 1 • Oak Ridge, Tennessee 37831-0001

Notice of Complaint and Hearing
CASE # 12-01

HARRISON GINA GAYE
AND AMBERLY HARRISON
137 W ARROWWOOD RD
OAK RIDGE, TN 37830

Subdivision: BLOCK 0F21 LOT 0010

25 January 2012

Owner,

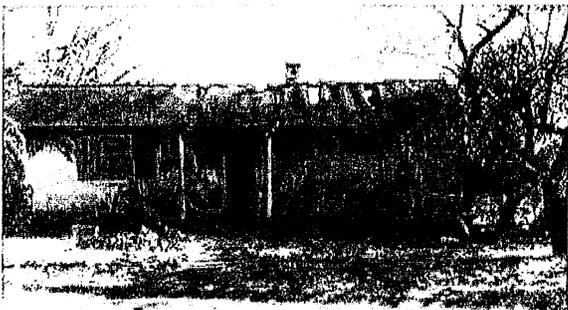
The City of Oak Ridge Code Enforcement Division received several citizen complaints about your dwelling (as addressed above) being significantly fire damaged since October of 2011 with no apparent repair or replacement to date. An investigation was conducted by our office on 19 January 2012 which confirmed that the complaints are valid. (see photo as property identification and evidence of violation).

This letter is to serve as your official complaint and hearing notice pursuant to the City of Oak Ridge Municipal Code § 13-205 (**Structures Unfit for Human Occupation**). This dwelling is over 50% damaged and is dangerous to the health and safety of the general public. A copy of this notice has been conspicuously placed on the property to ensure service delivery.

As a result of the continued unsafe condition of the structure, the City will be presenting a case to declare it unfit for human occupation or use and will seek a demolition order on this nuisance structure at the next Board of Building and Housing Code Appeals (BBHCA) hearing. The hearing date and location for case # 12-01 will be held on February 9, 2012 at 3:00pm at the City of Oak Ridge Municipal Building 200 S. Tulane Ave Oak Ridge, TN 37830 in the training room.

Per § 13-205(6)(i) of the Municipal Code, you have the right to file an answer to this complaint and to appear in person, or otherwise, and to give testimony at the hearing. If you have a plan to abate this nuisance condition, you should present that plan at the hearing for consideration. For your convenience, a BBHCA form is enclosed and should be submitted as needed.

If you have questions, you may contact our office at (865) 425-3532 Monday-Friday 8:00am-5:00pm.



Respectfully,

A handwritten signature in black ink that reads "M. Widner".

Matthew Widner
Code Enforcement

City of
OAK RIDGE



Code Enforcement Division (865) 425-3532

Post Office Box 1 • Oak Ridge, Tennessee 37831-0001

Notice of Complaint and Hearing
CASE # 12-02

NORTHCUTT CHRISTINE
119 MAPLE LN
OAK RIDGE, TN 37830

Subdivision: BLOCK 0D16 LOT 0015

25 January 2012

Owner / Northcutt Family / Responsible Person,

The City of Oak Ridge Code Enforcement Division received several citizen complaints about your dwelling (as addressed above) abandoned, unsecured and neglected since September, 2011 with signs of salvage vandalism. An investigation was conducted by our office on 19 January 2012 which confirmed that the complaints are valid. (see photo as property identification and evidence of violation).

This letter is to serve as your official complaint and hearing notice pursuant to the City of Oak Ridge Municipal Code § 13-205 (**Structures Unfit for Human Occupation**). This dwelling lacks adequate ventilation, light, air, heat and sanitary facilities. It is also in such disrepair that it constitutes a danger to the health and safety of the general public. A copy of this notice has been conspicuously placed on the property to ensure service delivery.

As a result of the continued unsafe condition of the structure, the City will be presenting a case to declare it unfit for human occupation or use and will seek a demolition order on this nuisance structure at the next Board of Building and Housing Code Appeals (BBHCA) hearing. The hearing date and location for case # 12-01 will be held on February 9, 2012 at 3:00pm at the City of Oak Ridge Municipal Building 200 S. Tulane Ave Oak Ridge, TN 37830 in the training room.

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If you have questions, you may contact our office at (865) 425-3532 Monday-Friday 8:00am-5:00pm.



Respectfully,

A handwritten signature in cursive script that reads "M. Widner".

Matthew Widner
Code Enforcement