

# Oak Ridge Board of Building and Housing Code Appeals (BBHCA) Municipal Building – Training Room #104

## AGENDA

April 14, 2016 @ 3:00 p.m.

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – February 11, 2016
- III. Appearance of Citizens
- IV. Hearing of Cases
  - a. **Case# 16-03: 637 Robertsville Rd Oak Ridge, TN 37830 – (APPEAL) West Village Christian Church.** Legal Description: Map: 104D Grp: B Ctrl Map:104D Parcel: 041.00 PI: S/I: 000 Subdivision: BLOCK 0D06 LOT 0368. Owned by: Church, West Village Christian-Parsonage, 637 Robertsville Rd Oak Ridge, TN 37830. Appeal requested by D.J. Inman, Church Board Chair to abandon code required (IFC 903.2.13.iv.(c)) automatic fire sprinkler system using it only for manual operation in time of need while installing new smoke detection alarm system for the newer portion of the building as an equivalent application meeting the intent of the code. *O.R.F.D. staff recommendation is to maintain code required automatic sprinkler system.*
  - b. **Case# 16-04: 108 Waddell Place Oak Ridge, TN 37830** Legal Description: Map: 099C Grp: D Ctrl Map: 099C Parcel: 003.00 PI: S/I: 000 Subdivision: BLOCK 0C13 LOT 0002 (owned by: Gass, Beulah S. of 162 Talmeda Rd Oak Ridge, TN 37830) Complaint: Unfit for Human Occupation or Use – Vacant 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 vandalism and neglect. There are both structural and nonstructural defects 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 estimated value. Owner is interested selling this property to the City. *Staff recommends dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days to allow for possible acquisition process.*
  - c. **Case# 16-02: 204 Gum Hollow Rd (occupied) / 100 Glassboro Dr (unoccupied) Oak Ridge, TN 37830 (duplex structure) 3<sup>rd</sup> 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 ½ occupied 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 evict current tenants and clean out the property. The dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to excessive hoarding and water damage. Exterior violations noted have attributed to the structure becoming an public nuisance. The structure is dangerous to the health and safety of occupants. Per §108.1.3.1 non-structural repair exceeds 50% of property estimated value. *Staff recommends structure to be ordered demolished within 90 days or allow an alternative recommendation to permit renovation if corrective action work plan is accepted.*
- V. Unfinished Business
- VI. New Business
- VII. Staff Communications