

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

## AGENDA

February 11, 2016 @ 3:00 p.m.

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – January 14, 2016
- III. Appearance of Citizens
- IV. Hearing of Cases
  - a. **Case# 16-02: 204 Gum Hollow Rd (occupied) / 100 Glassboro Dr (unoccupied) Oak Ridge, TN 37830 (duplex structure) 2<sup>nd</sup> Hearing** 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) 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 the 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