

APPROVED

OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS

MINUTES

DATE: August 11, 2011

LOCATION: Municipal Building Training Room

PRESIDING: Dr. Bruce Leforce

PRESENT: Joseph Lee, Philip Nipper, Dr. Bruce Leforce, John Russell, Amy Seiber, Aaron Wells.

ALSO

PRESENT: City of Oak Ridge: Kay Littlejohn, Tim Cochran, Denny Boss, Ken Krushenski.
Citizens: Scott Helus, Reginald Sisson, Robert Kennedy, James Younkin.

ABSENT: Hugh Ward

Ms. Littlejohn took roll.

Ms. Littlejohn presented the minutes from the meeting on July 14, 2011. Mr. Lee made a motion to accept the minutes of July 14, 2011. Mr. Wells seconded the motion. Motion passed unanimously.

New Business:

Mr. Ken Krushenski presented an update concerning Applewood properties. Both cases are currently pending. Board members will be sent a communication advising them of the date of the hearings.

Hearing of Cases:

Continued cases

Case No. 11-08

Scott Helus, 118 Atlanta Road, violation to Section 304.2 Protective treatment of the International Property Maintenance Code, and Section 105.3.2 Time limitation of application of the International Building Code.

Ms. Littlejohn presented the case. On June 9, 2011 Mr. Helus was given 30 days by the Board to complete exterior repairs. Mr. Helus presented that exterior repairs have been completed except for the decks and the underpinning for the decks. These items will be completed after the sheet rockers finish. Mr. Boss recommended that the Board allow Mr. Helus 90-120 days to complete exterior work. Mr. Lee made a motion to table this case for 90 days. Mr. Russell seconded the motion. Motion passed unanimously.

Case No. 11-10

Reginald R. Sisson, 110 E. Malta Road, violation to Sections 302.7 Accessory structures; 304.6 Exterior walls; 304.7 Roofs and drainage; 304.9 Overhang extensions; 304.12 Handrails and guards; and 304.15 Doors of the International Property Maintenance Code.

Ms. Littlejohn presented the case. Mr. Sisson stated that the roof has been replaced, the porch painted, the soffit repaired, the gutters are up, the ivy removed, the azaleas have been cut back and the trim around the door repaired. The fence still needs repair and the a/c space is covered by plywood and painted. Mr. Sisson has contracted for vinyl siding and windows. The vinyl siding will cover the a/c space. Mr. Wells made a motion to dismiss this case. Motion fails for lack of a second. Mr. Lee made a motion to allow Mr. Sisson 30 days to address the fence repair and paint and caulk the a/c opening if not already done. Mr. Russell seconded Mr. Nipper abstained from any discussion or vote on this case due to his friendship

with Mr. Sisson. The motion passed with Mr. Lee, Dr. Leforce, Mr. Russell, and Ms. Seiber voting yes. Mr. Wells voted no. Mr. Nipper abstained. Four yes votes, one no vote and one abstain. Motion passed.

Case No. 11-14

Charles L. Mason, 103 Willard Lane, violation to Sections 304.2 Roof/drainage; 304.6 Exterior walls; 304.7 Exterior paint of the International Property Maintenance Code.
Case will be presented at September meeting.

Case No. 11-16

Barbara Lynne J Handley, 112 Mason Lane, violation to Sections 304.7 Roof/drainage; 304.5/16 Foundation/basement; 304.12 & 305.4/5 Porches/railings; 304.10 Stairways, decks, porches, balconies; of the International Property Maintenance Code.

Mr. Kennedy stated that the a/c hole will be repaired within 30 days. The roof damage has been repaired. The debris has been cleaned up, the gutter removed and will be replaced. The exterior work should all be complete by September 30, 2011 except for the deck which should be finished by December 30, 2011. Mr. Wells made a motion to allow Mr. Kennedy until October 13, 2011 Board meeting to correct all exterior violations except the deck and to allow Mr. Kennedy until January 12, 2012 to complete the deck work. Mr. Nipper seconded the motion. Mr. Nipper, Mr. Wells, Mr. Russell, Ms. Seiber and Dr. LeForce voted yes. Mr. Lee voted no. Motion passed five in favor one opposed.

New Cases:

Case No. 11-18

James R. Younkin, 100 Pearl Road, violation to Sections 302.7 Accessory structures of the International Property Maintenance Code.

Ms. Littlejohn presented the case. Mr. Younkin stated that he planned to do the repairs to the carport himself but had been unable to follow through. Financially he is only able to remove the carport. Mr. Wells made a motion to allow Mr. Younkin until 09/30/11 to remove the carport structure. Mr. Nipper seconded. Mr. Younkin asked staff if block wall could remain. Staff said yes. A status report will be presented to the Board at the October meeting. Motion passed unanimously.

Unfinished Business:

Case No. 11-11

Margaret Breazeale, 223-225 Hillside Road, violation to Section 303.2 Exterior paint of the International Property Maintenance Code.

Mr. Cochran presented the case. The exterior still needs painting. Other violations were noted such as gutters, soffits, and overgrown vegetation. Ms. Breazeale spoke with Mr. Cochran and stated she does not have the funds and due to ill health she has no way to complete repairs. She is trying to obtain assistance from service projects this summer. The service project group was unable to do this project. The City will continue to mow and remove vegetation. Mr. Wells asked about a youth group or a church group possibly taking on this project. Mr. Lee made a motion to allow 30 days for the exterior painting to be done. Mr. Russell seconded the motion. Mr. Wells made an amendment to the motion to add a time line and plan of action. Amendment failed with no second. Motion passed with Mr. Lee, Mr. Nipper, Mr. Russell, Ms. Seiber and Dr. LeForce voting for and Mr. Wells voting against. Five in favor one opposed.

Case No. 11-15

Mr. & Mrs. W. E. Fullam, Sr., 120-122 Jarrett Lane, violation to Sections 304.7 Roof/drainage; 304.5/16 Foundation/basement; 304.13/15 Windows/doors of the International Property Maintenance Code.

Mr. Cochran presented the case. No work has been done. This property has been vacant for at least seven years. No interior inspection has been allowed. Current owners live out of town and due to health are unable to do repairs. Mr. Lee made a motion to allow the owners 30 days to complete all exterior

violations. Mr. Nipper seconded the motion. Mr. Lee amended the motion that the Board would entertain two options either repair or place property with a realtor to attempt to sell. Mr. Nipper seconded. Amendment passed unanimously. Discussion ensued and Mr. Lee recalled the amendment. Mr. Nipper seconded. Recalled amendment passed unanimously. Original motion passed unanimously.

Case No. 11-17

Mr. & Mrs. Ogle Moore, 109 Ivy Lane, violation to Sections 304.13/15 Windows/doors; 304.2 Protective treatment; of the International Property Maintenance Code.

Mr. Cochran presented the case. Second violation notice was personally delivered to Ms. Moore. No response has been received by the City staff. The windows have not been boarded up and no plan for other repairs have been submitted to the City staff.

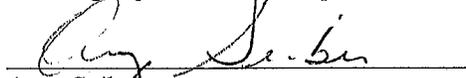
Mr. Lee made a motion to allow Ms. Moore until the September 8, 2011 Board Meeting to present a plan to correct all exterior code violations and to board up or repair the windows. Mr. Wells seconded the motion. Motion passed unanimously.

Communications and Miscellaneous Business:

Status of Open Cases:

Case No. 11-12 William K & Nancy H Byrne, 759 W. Outer Drive, demo process will begin after August 31, 2011.

Meeting adjourned at 4:55 p.m.



Amy Seiber
Secretary