

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

MINUTES

APPROVED

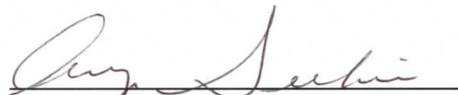
DATE: February 11, 2016
LOCATION: Municipal Building Training Room
PRESIDING: Bruce LeForce
PRESENT: Joseph Lee, Amy Seiber, Philip Nipper, Phil Yager
ABSENT: Leonard Vaughen, Michael Marsh

ALSO PRESENT: City of Oak Ridge: Matt Widner and visitors present

- I. Meeting started at 3:00 p.m. - Ms. Amy Seiber took the roll.
- II. Approval of Minutes from Previous Meeting Held – January 14, 2016
Motion to approve by Joseph Lee; Seconded by Phil Yager; No discussion; Motion passed unanimously.
- III. Appearance of Citizens - No requests
- IV. Hearing of Cases: Chairman LeForce with no objection by the Board, reversed Hearing of Cases order to accommodate interested parties being present.
 - a. **Case# 16-02: 204 Gum Hollow Rd (occupied) / 100 Glassboro Dr (unoccupied) Oak Ridge, TN 37830 (duplex structure) 2nd 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 a public nuisance. Matt Widner briefed the Board that no substantial progress to clean the property or to vacate the tenants has been made. Mr. Widner clarified there are no imminent danger condition(s) noted that would cause an immediate need for demolition concluding that the Board should table any further action to allow owner time to continue working on house and evicting the tenant. Sara Schubert confirmed personal challenges to cleaning up the property and requested additional time and confirmed she will proceed with utility disconnects if necessary to evict the tenants. Joseph Lee made motion to table this case until the April meeting to determine progress and next steps at that time; Seconded by Phil Yager; No discussion; Motion passed unanimously.
- V. Unfinished Business - None
- VI. New Business
- VII. Staff Communications
 - a. Philip Nipper and Joseph Lee requested a staff update for the Applewood Apartment cases soon as possible.

Being no further business, meeting adjourned by consensus.

Meeting adjourned at 3:20 p.m.



Amy Seiber, Secretary