

OAK RIDGE BOARD OF BUILDING
AND HOUSING CODE APPEALS

MINUTES

APPROVED

DATE: July 9, 2015

LOCATION: Municipal Building Training Room

PRESIDING: Bruce LeForce

PRESENT: Joseph Lee, Amy Seiber, Philip Nipper, Leonard Vaughen, Phil Yager, Aaron Wells

ABSENT: Aaron Wells

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 the May 14, 2015 minutes misdated as May 11, 2015 Minutes: Motion to approve by Joseph Lee; seconded by Leonard Vaughen; no discussion; motion passed unanimously.
- III. Hearing of Cases:
 - a. **Case# 15-02: 100 Telemann Ln** Oak Ridge, TN 37830 Legal Address: Map: 105F Grp: A Ctrl Map: 105F Parcel: 032.00 Pl: S/I: 000 Subdivision: BURNHAM WOODS S/D Block: Lot: 26 (Owned by: RYAN, ANGELA of PO BOX 4446 Oak Ridge, TN 37831) Complaint: Unfit for Human Occupation or Use - Vacant single family residential dwelling. Matt Widner introduced the case by providing a brief history of the case and the current neglected and vandalized condition of the structure. The property owner was not in attendance but agreed to allow the Board to hear this case in her absence. Structure in violation of ORPMC §108.1.3. Mr. Widner asserted the dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair and vandalism. Evidence of rodent infestation and vagrants found. There are structural defects noted that have attributed to the structure 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. Mr. Widner requested structure be ordered vacated and demolished. Owner does not have the means to remedy this nuisance property and there are no City plans to purchase property. Staff recommends dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days. Joseph Lee made motion that the structure be declared unfit for human occupation and use per ORPMC § 108.1.3; seconded by Phil Yager; no discussion; motion passed unanimously. Mr. Lee made motion for structure to be ordered vacated and demolished per ORPMC § 111.4(b) within 90 days; seconded by Philip Nipper; no discussion; motion passed unanimously.
- IV. Unfinished Business
 - a. BBHCA Rules and Procedures – Matt Widner covered all the changes made from previous meeting and provided a time line for City Council approval and implementation. Philip Nipper made motion to change the word “procedure” to “order” in Article III Section 13 when referring to Roberts Rules; seconded by Joseph Lee; no discussion; motion passed unanimously. Philip Nipper made motion to change Article III Section 12 to read as “Public Comment is generally limited to three (3) minutes per citizen. However, time limits shall ultimately be at the discretion of the Chair.” Seconded by Joseph Lee; discussion. Leonard Vaughen suggested that terminology referring to the Chairman should be consistent. Mr. Vaughen made a motion that any reference to Chairman or Vice Chairman in the document be changed to “Chair” or “Vice

Chair". Seconded by Mr. Lee; further discussion. Bruce LeForce pointed out that there is a difference between the term Chairman and the Chair. He pointed out that the Chairman refers to an individual, while the Chair refers to a position. The Board reviewed the entire document and made some consistency modifications. Mr. Vaughn removed his motion; Mr. Lee withdrew his Second. No further discussion on original motion; motion passed unanimously.

V. New Business

VI. Public Comment & Communications

- a. Matt Widner provided an update on Rental Registration and the Administrative Hearing Officer programs.

Being no further business, meeting adjourned by consensus.

Meeting adjourned at 4:15 p.m.



Amy Seiber
Secretary