

# APPROVED

---

## OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS

### MINUTES

DATE: May 13, 2010

LOCATION: Municipal Building Training Room

PRESIDING: Dr. Bruce Leforce

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

ALSO PRESENT: Kay Littlejohn, Tim Cochran, Mr. Michael Chung, Mr. Rick Woodward, Mr. Jason Byrd, Mr. Nance and Mr. Tim Ward.

ABSENT: Aaron Wells.

Ms. Littlejohn took roll.

Ms. Littlejohn presented minutes from meeting on April 8, 2010. Mr. Russell made a motion to accept the minutes of April 8, 2010. Mr. Lee seconded the motion. Motion passed unanimously.

#### **Hearing of Cases:**

##### **Case No. 10-11**

Mr. & Mrs. Michael Chung, 160 Highland Avenue, violation to Sections 304.6 Exterior Walls; 304.2 Protective Treatment; 302.4 Grass & Weeds; of the Property Maintenance Code; and 9-224 Unfit Structure of the Oak Ridge Code of Ordinances.

Mr. Cochran presented the case. The front of the house now has siding installed.

Mr. Chung currently resides at 162 Highland Avenue and plans to rent 160 Highland Avenue.

Mr. Chung stated that siding has been installed on three sides of the house, a new roof has been installed and he presented the City Staff and the Board Members with a Schedule for Completion of new windows, painting the siding, removing debris, finishing siding installation and landscape maintenance.

Mr. Lee stated he is glad to see a schedule and has no problem with Mr. Chung finishing the exterior by 06/18/2010.

Mr. Nipper stated that bringing the schedule created a good impression but work needs to be carried out and finished on schedule.

Mr. Lee made a motion to allow Mr. Chung until 06/18/2010 to complete the schedule of exterior repairs and to report to Code Enforcement status of completion. Mr. Nipper seconded the motion. Motion passed unanimously.

#### **Unfinished Business:**

##### **Case No. 09-13**

Rick Woodward, 138 Johnson Road, violation to Section 304.2 Protective Treatment; 304.7 Roofs and Drainage; 304.12 Handrails and Guards; 304.13 Window, Skylight and Door Frames; and 304.15 Doors; of the City of Oak Ridge Property Maintenance Code.

Mr. Cochran presented the case. The previous Board Ruling allowed Mr. Woodward 60 days to complete exterior repairs. The roof has been replaced, the siding has been replaced, the broken glass has been replaced and the yard has been mowed. The utility building has not been removed. The soffit

needs painting and repair, and the siding needs to be painted, the back deck needs work and steps. Mr. Woodward stated that he could complete the work in two months.

Mr. Lee questioned if all the repairs could be completed in two months – by 07/16/2010 Mr.

Woodward stated that would allow him enough time to complete all exterior work.

Mr. Lee made a motion to allow Mr. Woodward until 07/16/2010 to complete all exterior items, including soffit, painting, repair or demo utility building, the deck and steps. Mr. Nipper seconded the motion. The motion passed unanimously.

**Case No. 10-09**

Jason E. Byrd, 118 Jonathan Lane, violation to Sections 304.7 Roof/Drainage; 304.6 Exterior Walls; 304.2 Protective Treatment; of the International Property Maintenance Code, and to section 9-224 Unfit Structure of the City of Oak Ridge Code of Ordinances.

Mr. Nance, 120 Jonathan Lane, asked to address the Board. He stated that this property has been out of compliance since 04/2008 and is causing him to be unable to sell his property. He cannot sell his property at 120 Jonathan Lane until the property at 118 Jonathan Lane is brought into compliance. Mr. Nipper advised Mr. Nance that this property had not been brought before the Board until April 8, 2010.

Mr. Byrd presented a schedule of completion of repairs to the City Staff and to the Board Members. He expects to have the exterior repairs completed by 08/14/2010 on this property.

Mr. Lee made a motion to allow Mr. Byrd until 08/14/2010 to complete all exterior repairs to 118 Jonathan Lane as per Mr. Byrd's schedule. Mr. Russell seconded the motion.

Mr. Nipper asked City Staff to advise the Board if repairs not completed and require Mr. Byrd to return to the Board at the September 2010 meeting. Motion passed unanimously.

**Case 10-10**

Jason E. Byrd, 123 Jonathan Lane, violation to Sections 304.6 Exterior Walls; 304.9 Overhang Extensions; 304.4 Structural Members; 302.8 Motor Vehicle; 304.8 Decorative Features of the International Property Maintenance Code.

Mr. Byrd stated that no building permits have been purchased for this property. Mr. Tim Ward advised Mr. Byrd that some grant money has been obtained by the City to purchase homes and gave Mr. Byrd the information to contact the appropriate City Staff if he is interested in selling this property. Mr. Byrd stated that at this time he is not interested in selling.

Mr. Lee made a motion to allow Mr. Byrd 90 days to complete all the exterior repairs at 123 Jonathan Lane. Mr. Nipper seconded the motion. Motion passed unanimously.

**New Business:**

None.

Meeting Adjourned at 4:30 pm.

  
\_\_\_\_\_  
Amy Seiber  
Secretary