

Oak Ridge Board of Building and Housing Code Appeals Municipal Building – Training Room

AGENDA

November 13, 2014 - 3:00 p.m.

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – September 11, 2014
- III. Hearing of Cases
 - a. **Case# 14-01: 123 E. Tyrone Rd Oak Ridge, TN 37830 (4th Hearing)** Legal Address: Map: 100A Grp: B Ctrl Map: 100A Parcel: 035.00 PI: S/I: 000 Subdivision: BLOCK OF 17 LOT 374A Class: 08 – COMMERCIAL. (Owned by: MA, SHIU-YEN WANG AND TA-SHUN ETAL - PO BOX 6993 OAK RIDGE, TN 37831) Complaint: This partially occupied commercial structure was declared Unfit for Human Occupation or Use because it being in violation of ORPMC §13-205. It is in a state of disrepair and lacks adequate facilities for egress in the case of fire or panic. Roof and interior throughout the building have remained insufficiently maintained for several years. This has allowed further dilapidation and decay to occur in the majority of the building, which increases the hazards of fire, accident or other. Required fire sprinkler system throughout is out of service due to a catastrophic failure, which further causes the entire building to be dangerous to the health and safety of the occupants and general public. Estimated cost of structural and nonstructural repair exceeds 50% of the value of the building. The BBHCA decision to order repair or demolition was tabled for five (5) months to allow for partial demolition in preparation for construction of remaining building. Permit applications are to be submitted by Dec. 2014. Deadline for demolition expires on 13Nov2014.
 - b. **Case# 14-02: 135 E. Tyrone Rd Oak Ridge, TN 37830 (4th Hearing)** Legal Address: Map: 100A Grp: B Ctrl Map: 100A Parcel: 034.00 PI: S/I: 000 Subdivision: BLOCK OF 17 LOT 374B Class: 08 – COMMERCIAL. (Owned by: MA, SHIU-YEN WANG AND TA-SHUN ETAL - P O BOX 6993 OAK RIDGE, TN 37831) Complaint: This partially occupied commercial structure was declared Unfit for Human Occupation or Use because it being in violation of ORPMC §13-205. It is in a state of disrepair and lacks adequate facilities for egress in the case of fire or panic. Roof and interior throughout the building have remained insufficiently maintained for several years. This has allowed further dilapidation and decay to occur in the majority of the building, which increases the hazards of fire, accident or other. Required fire sprinkler system throughout is out of service due to a catastrophic failure, which further causes the entire building to be dangerous to the health and safety of the occupants and general public. Estimated cost of structural and nonstructural repair exceeds 50% of the value of the building. The BBHCA decision to order repair or demolition was tabled for five (5) months to allow for partial demolition in preparation for construction of remaining building. Permit applications are to be submitted by Dec. 2014. Deadline for demolition expires on 13Nov2014.
 - c. **Exclusion of Manufactured Structure (a.k.a. Magic Wok)**
 - d. **Case# 14-13: 157 Wade Ln. Oak Ridge, TN 37830 (4-Plex)** Legal Address: Map: 099C Grp: B Ctrl Map: 099C Parcel: 046.00 PI: S/I: 000 Subdivision: BLOCK OC13 LOT 0016 (Owned by: KNOXVILLE HOUSING PARTNERSHIP, INC. -102 N WINONA ST KNOXVILLE, TN 37917) Complaint: Unfit for Human Occupation or Use - Vacant multi family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair. 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. Repair exceeds 50% of structure estimated value. Owner is interested selling damaged property to the City. *Staff recommends*

dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days to allow for possible acquisition process.

- e. **Case# 14-14: 223 Hillside Rd. Oak Ridge, TN 37830** Legal Address: Map: 099K Grp: A Ctrl Map: 099K Parcel: 043.00 PI: S/I: 000 Subdivision: BLOCK 0D11 LOT 0073 (Owned by: BREASEALE, MARGARET 103 PARSONS RD OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use - Vacant single family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair. 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. Repair exceeds 50% of structure estimated value. Owner is interested selling damaged property to the City. *Staff recommends dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days to allow for possible acquisition process.*
- f. **Case# 14-15: 145 Spellman Ave. Oak Ridge, TN 37830** Legal Address: Map: 105K Grp: C Ctrl Map: 105K Parcel: 024.00 PI: S/I: 000 Subdivision: BLOCK 0L09 LOT 0002 (Owned by: FLETCHER, JULIE C/O HOLLOWAY, JACQUELINE C 102 ARTESIA DR OAK RIDGE, TN 37830) Complaint: Unfit for Human Occupation or Use - Vacant single family residential dwelling. Structure in violation of ORPMC §13-205 This dwelling This dwelling lacks adequate ventilation, light, air, heat or sanitary facilities; it is in a state of dilapidation due to disrepair. 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. Repair exceeds 50% of structure estimated value. Owner is interested selling damaged property to the City. *Staff recommends dwelling be declared Unfit for Human Occupation or Use and requests an order for demolition within 90 days to allow for possible acquisition process.*

- IV. Unfinished Business
- V. New Business
- VI. Public Comment & Communications