



City of Broken Arrow

PO Box 610
Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 5338
Fax: (918) 258-4998

Case Number: **DLAP-021427-2024**

**Order To
Correct and
Repair**

Case Type: Dilapidated/Abandoned
Structure(s)

Date Case Established: 07/11/2024

Compliance Deadline: **09/02/2024**

Owner: Kim Lien Do

Mailing Address:

Kim Lien Do
222 W DETROIT ST
BROKEN ARROW, OK 74012

Notice of Violation for the following location:

Address:

222 W DETROIT ST
BROKEN ARROW, OK 74012

Parcel:

78100841101510

City of Broken Arrow, Tulsa County, Oklahoma, discloses unlawful violations of the Property Maintenance Code (also known as IPMC) adopted by the City of Broken Arrow, Oklahoma, Section 15-44, Broken Arrow Municipal Ordinances. Below is a list of those violations, together with a statement of the necessary corrective actions you must take to bring the property into compliance with the Code. These corrective actions must be completed by the compliance deadline date indicated above.

Application of other codes: Any repairs or alterations to a structure, or changes of use therein, which are caused directly or indirectly by the enforcement of this code shall be done in accordance with the procedures and provisions of the building, plumbing, electrical, and mechanical codes under the jurisdiction of the City of Broken Arrow, Oklahoma.

Additional Information

Subdivision: Broken Arrow-original Town

Legal Description: LTS 13 THRU 16 BLK 20

Description of Violation:

Violation: 15-1 (c) (15) Dilapidated Structure - Dilapidated Structure

Chapter 15 Section 15-1 (c) (15): Any building, wall, fence or other structure that has been damaged by fire, decay or otherwise, and that is so situated as to endanger the safety of the public, or which are otherwise built, erected or maintained in violation of any ordinance or code.

Corrective Action: Rehabilitate or demolish dilapidated structures upon this lot. Permits are required for either rehabilitation and/or demolition. Remove all trash, junk or debris from rehabilitation, demolition or any other activity from this lot.

Compliance Date: 09/02/2024

The Code further provides:

- 1) Section E.S. 107.6 Transfer of Ownership: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease, or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee, or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.
- 2) Section 15-1.B.5 Right to Appeal: An aggrieved person may file an appeal of the code official's decision, notice or order.
- 3) Section 15-1.B.6 Notice of Appeal: The property owner, or aggrieved person, shall have a right of appeal to the Hearing officer where it is alleged there is an error in any notice, order or decision of the Neighborhood Improvement Officer. Such appeal shall be taken by filing written notice of appeal with the City Clerk within ten (10 days) after the notice or order is rendered, specifying the name and mailing address of the Appellant and the grounds thereof.
- 4) Section 106 Violations, Section 106.3 Prosecution of Violation: Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Sincerely,

Valerie Holbrook
Code Enforcement Officer



Holbrook, Valerie