



# City of Broken Arrow

## Legislation Details (With Text)

**File #:** 18-1117 **Name:**  
**Type:** Old Business **Status:** Agenda Ready  
**File created:** 11/13/2018 **In control:** Nuisance Abatement Public Hearing  
**On agenda:** 12/6/2018 **Final action:**  
**Title:** Consideration, discussion and possible declaration that 214 East Commercial Street, Broken Arrow, Oklahoma 74012; Lots 19 & 20 Block 44 Broken Arrow-Original Town, Tulsa County; as a dilapidated structure and a public nuisance and authorization to demolish the property. Violations: Title 11 O.S. § 22-111 and § 22-112; City Nuisance Code 15-1 C.15 and 15-4 and 15-1 D.10 a & b.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Public Hearing Notice, 2. Photographs, 3. Legal Documents, 4. Voluntary Compliance Letter, 5. Water Account

Date	Ver.	Action By	Action	Result
11/1/2018	1	Nuisance Abatement Public Hearing		
10/4/2018	1	Nuisance Abatement Public Hearing		

### Nuisance Abatement Hearing Meeting of: December 6, 2018

**To:** Nuisance Abatement Hearing Officer  
**From:** Development Services Department

**Title:** Consideration, discussion and possible declaration that 214 East Commercial Street, Broken Arrow, Oklahoma 74012; Lots 19 & 20 Block 44 Broken Arrow-Original Town, Tulsa County; as a dilapidated structure and a public nuisance and authorization to demolish the property. Violations: Title 11 O.S. § 22-111 and § 22-112; City Nuisance Code 15-1 C.15 and 15-4 and 15-1 D.10 a & b.

### Background:

On July 24, 2018, Code Enforcement opened a case for a dilapidated structure at 214 East Commercial Street. A courtesy letter was sent to the owner. Contact was made with the property owner on a previous occasion, but did not hear from the owner after the courtesy letter was sent. An inspection of the structure showed the property to be in the following condition, which according to State Statute and City Ordinance meets the definition of a dilapidated structure and eligible for demolition: the foundation has not been maintained. The foundation has cracks and breaks. The exterior walls have breaks and wood rot; not maintained weatherproof to prevent deterioration. It is a two-story structure and some of the windows are open. There is also a separate garage with an apartment upstairs. No active water account since April 18, 2012. The structure does not appear to be habitable. On August 22, 2018, A Notice to Abate a Nuisance Public Hearing for rehabilitation or demolition of the dilapidated structure was posted on the property and mailed certified to the property owner. There have been no applications filed for a building permit or a demolition permit.

**Cost:** \$0

**Prepared By:** Gary Arnold, Code Enforcement Officer

**Reviewed By:** Development Services Department  
Legal Department

**Approved By:** Joe Williford, Chief Building Inspector

**Attachments:** Notice to Abate a Nuisance Public Hearing  
Photographs  
Legal Documents  
Voluntary Compliance Letter  
Water Account

**Recommendation:**

Declare 214 East Commercial Street, Broken Arrow, Oklahoma a dilapidated structure and a public nuisance and execute the demolition order.