



City of Broken Arrow

Legislation Details (With Text)

File #: 20-777 **Name:**
Type: Old Business **Status:** Agenda Ready
File created: 6/23/2020 **In control:** Nuisance Abatement Public Hearing
On agenda: 7/2/2020 **Final action:**
Title: Consideration, discussion and uphold declaration that 222 West Detroit Street, Broken Arrow, OK 74012; Lots 13,14,15 & 16 Block 20, 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. Order to Repair, 2. Notice to Abate Public Hearing, 3. Notice to Abate Public Hearing Revised, 4. Certified Mailing Receipt-Public Hearing, 5. Certified Mailing Receipt, 6. Certified Returned-Public Hearing, 7. Certified Returned-Order to Repair, 8. Certified Mail Receipt- Revised Hearing Notice, 9. Legal, 10. Photographs, 11. Signed Order of Abatement, 12. Certified Returned-June Notice, 13. Receipt - June (1), 14. Receipt- June (2), 15. Revised Public Hearing Notice-July 2

Date	Ver.	Action By	Action	Result
7/2/2020	1	Nuisance Abatement Public Hearing		

Nuisance Abatement Hearing

Meeting of: July 2, 2020

To: Nuisance Abatement Hearing Officer
From: Community Development

Title: Consideration, discussion and uphold declaration that 222 West Detroit Street, Broken Arrow, OK 74012; Lots 13,14,15 & 16 Block 20, 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 January 09, 2020, a case was opened by Code Enforcement and a Courtesy Letter was sent to the registered owner for Property Maintenance Violations. The house has exposed, unprotected and rotten wood. There are openings in the foundation and exterior that allow rodents access to the interior of the house. I checked the water department history and found there has not been an active water account since January 18, 2011. On January 28, 2020, I inspected the property and found no improvements have been made. Photographs were taken at the time of the inspection and an Order to Repair and/or Take Corrective Action was posted. On February 19, 2020, I inspected the property and found nothing had been done to improve the condition of the residence. I took photographs and posted the property with a Notice to Abate a Nuisance Public Hearing set for April 2, 2020. The Public Hearing was rescheduled for June 4, 2020. A revised Notice to Abate a Nuisance Public Hearing was posted on the property April 14, 2020. The owner of the property had not made any attempt to contact me in reference to the postings on the property prior to the Public Hearing. On June 02,

2020, the Hearing Officer declared 222 West Detroit Street, Broken Arrow, OK a dilapidated structure and a public nuisance and signed the demolition order. On June 8, 2020 the demolition order was posted on the property and mailed certified to the property owner. On June 9, 2020 a family member contacted Code Enforcement to advise the family had not received the previous notices and just discovered the posting. A new hearing date was given to the family. Also, a public hearing notice was mailed certified to the property owner and a public hearing notice was posted on the property. There has been no change in the condition of this property.

Cost: \$0

Prepared By: Calvin Scott, Code Enforcement Officer

Reviewed By: Community Development
Legal Department

Approved By: Joe Williford, Chief Building Inspector

Attachments: Order to Repair and/or Take Corrective Action
Notices to Abate a Nuisance Public Hearing
Revised Notices to Abate a Nuisance Public Hearing
Certified Mailing Receipts
Certified Return Receipts
Certified Mailing Receipts-Revision
Legal
Photographs
Signed Order of Abatement

Recommendation:

Uphold the declaration that 222 West Detroit Street, Broken Arrow, Oklahoma is a dilapidated structure and a public nuisance and execute the demolition order.