



City of Broken Arrow

Request for Action

File #: 22-668, **Version:** 1

Nuisance Abatement Hearing
Meeting of: June 1, 2022

To: Nuisance Abatement Hearing Officer
From: Community Development

Title: Consideration, discussion and possible declaration that 1010 North 30th Street, Broken Arrow, Oklahoma, 74014; Lot 414 Arrow Village Mobile City Addition, Wagoner, 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 24, 2022, a case was opened by Code Enforcement for a dilapidated structure. An inspection showed the property to be in a state of disrepair. The exterior of the property has a lot of wood rot, mold and holes in the siding. There is a hole in the roof at the front of the manufactured/mobile home and the eaves of the structure have a lot of wood rot. The water has been disconnected since August 27, 2001. The skirting on the manufactured/mobile home is in very bad shape. Some windows have been broken. The garage on the west end of the structure is totally falling apart. The property was photographed and a Notice to Abate a Nuisance Public Hearing was posted on the property and mailed certified to the property owner and any interested parties. The property owner had not made contact with Code Enforcement. No repairs were made to the property. On March 2, 2022, a Public Hearing was held. Rita Harbour, the property owner stated that she had been ill and needed more time. The Public Hearing Officer Norman Stevens agreed to give Ms. Harbour more time to get the property into compliance. He gave her six months, with the stipulation to meet after three months to discuss progress. The Public Hearing is scheduled for June 1, 2022.

Cost: \$0
Prepared By: Gary Arnold, Code Enforcement Officer
Reviewed By: Community Development
Legal Department
Approved By: Joe Williford, Chief Building Inspector
Attachments: Voluntary Compliance Courtesy Letter
Public Hearing Notice
Public Hearing Notice 2
Certified Mailing Receipt
Signed Return Receipt
Legal

Water Account
Photographs

Recommendation:

Declare 1010 North 30th Street, Broken Arrow, OK a dilapidated structure and a public nuisance and execute the demolition order.