



# City of Broken Arrow

## Request for Action

---

**File #:** 22-671, **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 1404 North 27th Street, Broken Arrow, Oklahoma, 74012; ARROW VILL MOB CITY LOT 35, 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 February 9, 2022, a case was opened by Code Enforcement for a dilapidated structure at 1404 N 27<sup>th</sup> Street. An inspection showed the property to be in a state of disrepair. The water has been disconnected since November, 18, 2021. The exterior is likewise in disrepair. There is missing skirting and broken windows causing weather damage to the interior of the manufactured/mobile home. There is a missing door. The exterior home needs to be painted. 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. 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. Recent inspection shows the property to be in compliance.

**Cost:** \$0  
**Prepared By:** Yona Givens, Code Enforcement Officer  
**Reviewed By:** Community Development  
Legal Department

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

**Attachments:** Notice to Abate a Nuisance Public Hearing  
Water account  
Voluntarily Compliance Letter  
Signed Return Receipts  
Legal  
Photographs 1  
Photographs 2

**Recommendation:**

The violations have been removed. The property is no longer a public nuisance and a dilapidated structure. Staff requests this case be dismissed.