



City of Broken Arrow

Request for Action

File #: 18-1117, **Version:** 1

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.