



City of Broken Arrow

Request for Action

File #: 18-1119, **Version:** 1

Nuisance Abatement Hearing
Meeting of: November 1, 2018

To: Nuisance Abatement Hearing Officer
From: Development Services Department

Title: Consideration, discussion and possible declaration that 307 West Commercial Street, Broken Arrow, Oklahoma 74012; Lots 5 & 6 Block 49 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 August 22, 2018, Code Enforcement opened a case for a dilapidated structure at 307 West Commercial Street. An inspection 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 and walls are not maintained plumb and free from open cracks and breaks and kept in such condition so as to prevent the entry of rodents and other pests. The exterior walls are missing siding and has breaks and loose materials; not maintained weatherproof to prevent deterioration. The floors inside the structure are dilapidated. The structure is not habitable. No active water account since November 20, 2013. 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: Valerie Holbrook, 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
Water Account

Recommendation:

Declare 307 West Commercial Street, Broken Arrow, Oklahoma a dilapidated structure and a public nuisance and execute the demolition order.