



# City of Broken Arrow

## Request for Action

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**File #:** 18-1328, **Version:** 1

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**Nuisance Abatement Hearing**  
**Meeting of: February 7, 2019**

**To:** Nuisance Abatement Hearing Officer  
**From:** Development Services Department

**Title:** discussion and possible declaration that 1129 North Hickory Place, Broken Arrow, Oklahoma 74012; Lot 2 Block 2, Vacation Center Second Addition, 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 October 8, 2018, Code Enforcement opened a case for a dilapidated structure at 1129 North Hickory Place. 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 house suffered extensive fire damage on April 2, 2018 as noted in the fire run report. The structure is not habitable. No active water account since November 28, 2017. A Notice to Abate a Nuisance Public Hearing for rehabilitation or demolition of the dilapidated structure was posted on the property October 22, 2018 and mailed certified to the property owners and interested parties. There have been no applications filed for a building permit or a demolition permit. This case was originally heard December 6, 2018.

**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 Public Hearing  
Legal Ownership-Interested Parties  
Fire Run Report

**Utility Account**

**Photographs**

**Certified Returned**

**Green Card**

**Recommendation:**

Declare 1129 North Hickory Place, Broken Arrow, Oklahoma a dilapidated structure and a public nuisance and execute the demolition order.