



# City of Broken Arrow

## Request for Action

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**File #: 20-777, Version: 1**

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### Nuisance Abatement Hearing

**Meeting of: July 2, 2020**

**To:** Nuisance Abatement Hearing Officer  
**From:** Community Development

**Title:** Consideration, discussion and uphold declaration that 222 West Detroit Street, Broken Arrow, OK 74012; Lots 13,14,15 & 16 Block 20, 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 January 09, 2020, a case was opened by Code Enforcement and a Courtesy Letter was sent to the registered owner for Property Maintenance Violations. The house has exposed, unprotected and rotten wood. There are openings in the foundation and exterior that allow rodents access to the interior of the house. I checked the water department history and found there has not been an active water account since January 18, 2011. On January 28, 2020, I inspected the property and found no improvements have been made. Photographs were taken at the time of the inspection and an Order to Repair and/or Take Corrective Action was posted. On February 19, 2020, I inspected the property and found nothing had been done to improve the condition of the residence. I took photographs and posted the property with a Notice to Abate a Nuisance Public Hearing set for April 2, 2020. The Public Hearing was rescheduled for June 4, 2020. A revised Notice to Abate a Nuisance Public Hearing was posted on the property April 14, 2020. The owner of the property had not made any attempt to contact me in reference to the postings on the property prior to the Public Hearing. On June 02, 2020, the Hearing Officer declared 222 West Detroit Street, Broken Arrow, OK a dilapidated structure and a public nuisance and signed the demolition order. On June 8, 2020 the demolition order was posted on the property and mailed certified to the property owner. On June 9, 2020 a family member contacted Code Enforcement to advise the family had not received the previous notices and just discovered the posting. A new hearing date was given to the family. Also, a public hearing notice was mailed certified to the property owner and a public hearing notice was posted on the property. There has been no change in the condition of this property.

**Cost:** \$0  
**Prepared By:** Calvin Scott, Code Enforcement Officer  
**Reviewed By:** Community Development  
Legal Department  
**Approved By:** Joe Williford, Chief Building Inspector

**Attachments:**

- Order to Repair and/or Take Corrective Action
- Notices to Abate a Nuisance Public Hearing
- Revised Notices to Abate a Nuisance Public Hearing
- Certified Mailing Receipts
- Certified Return Receipts
- Certified Mailing Receipts-Revision
- Legal
- Photographs
- Signed Order of Abatement

**Recommendation:**

Uphold the declaration that 222 West Detroit Street, Broken Arrow, Oklahoma is a dilapidated structure and a public nuisance and execute the demolition order.