



# City of Broken Arrow

## Request for Action

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**File #:** 20-782, **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 possible declaration that 217 West College Street, Broken Arrow, OK 74012; Lots 8 & 9 Block 36, 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 for Property Maintenance Violations. A Courtesy Letter was sent to the registered owner in reference to the violations. On January 28, 2020, I inspected the residence and found there had not been any improvements made. The house has exposed untreated and rotten wood. There are holes in the exterior walls and foundation allowing rodents and weather access to the interior of the house. I checked with the City of Broken Arrow Water Department and found that there has not been service to that address since 04/23/2019. I posted an Order to Repair and/or Take Corrective Action. Photographs were taken at the time of posting. On February 19, 2020 I inspected the property and found no improvements had been made. I photographed the property and posted a Notice to Abate a Nuisance Public Hearing on the property. The hearing was rescheduled for June 4, 2020. A revised Notice to Abate a Nuisance Public Hearing was posted on the property March 25, 2020. The owner nor any representative had made an attempt to contact me prior to the public hearing held June 4, 2020. The property owner's brother appeared at the public hearing held June 4, 2020 and asked for an extension. The brother stated he could make substantial progress on the property if given time. The case was continued and scheduled to be heard July 2, 2020.

**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  
Notice to Abate a Nuisance Public Hearing  
Revised Notice to Abate a Nuisance Public Hearing  
Certified Mailing Receipts

Revision Certified Return-Unclaimed  
Signed Return Receipts  
Legal  
Photographs

**Recommendation:**

Declare 217 West College Street, Broken Arrow, OK a dilapidated structure and a public nuisance and execute the demolition order.