



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: R-1213-7

Introduced: 9/12/2012

Current Status: Non-Consent Items

Version: 1

Matter Type: Resolution

Title

CONSIDERATION OF CONDUCTING A PUBLIC HEARING REGARDING THE ABATEMENT OF A NUISANCE CONSISTING OF DANGEROUS STRUCTURES LOCATED AT 427 IOWA STREET AND ADOPTION OF RESOLUTION NO. R-1213-7 CONDEMNING SAID STRUCTURES AS A NUISANCE.

ACTION NEEDED: Motion to conduct a public hearing.

ACTION TAKEN: _____

ACTION NEEDED: Motion to close the public hearing.

ACTION TAKEN: _____

ACTION NEEDED: Motion to approve or reject the directive that Staff abate the nuisance as outlined in Resolution No. R-1213-7 as required by law.

ACTION TAKEN: _____

Body

Background: The City of Norman has a program for the demolition and removal of structures that are no longer maintained by the owner(s) and have become unfit for human habitation and/or a nuisance to the surrounding neighborhoods. Funds are provided yearly for the removal of those structures that are condemned and not removed by the owner(s) with payment due to the City of Norman within six (6) months of receipt of the billing. Failure to satisfy the debt with the City results in a lien being filed against the property with payment to be received by the county with the Ad Valorem Tax and forwarded to the City of Norman upon receipt of the payment.

Discussion: There is one property with three structures proposed for condemnation in association with this agenda item:

427 Iowa Alice Maxine Melott, owner of record

This property has been vacant for many years and has not had water service since October of 2000. There are several holes through the roof admitting the elements. The worst, around the chimney area, have caused the room's ceiling to collapse. Siding and exterior trim boards are rotted at various locations, the worst area also being around the chimney. The structural condition of the chimney is such that future collapse onto the neighboring structure is not out of the question. The structure was inspected by a code compliance inspector and housing rehabilitation staff. All concurred that the structure is unfit for human habitation. When

notified in October of 2011 of the proposed condemnation, the owner did not respond.

Attachments include the Resolution of Condemnation Number R-1213-7, a summary of code violation activity related to the property, and staff memoranda and photos of the property.

Notification of condemnation has been sent to the owner of record. The property was also posted as required by State law and City ordinance

RECOMMENDATION: Staff recommends approval of condemnation for the dwelling unit, storage building, and cellar through Resolution R-1213-7 and requests that the structures be ordered to be removed.