



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: R-1415-77

File ID: R-1415-77

Type: Resolution

Status: ATS Paused

Version: 1

Reference: Item 31

In Control: City Council

Department: Planning and
Community
Development
Department

Cost:

File Created: 01/21/2015

File Name: Condemnation of 813 1/2 College Avenue

Final Action:

Title: RESOLUTION R-1415-77: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CONDEMNING THE HEREINAFTER-DESCRIBED PREMISES AS A NUISANCE; PROVIDING FOR NOTICE AND HEARING THEREOF (813 COLLEGE AVENUE)

Notes: ACTION NEEDED: Motion to adopt or reject Resolution No. R-1415-77.

ACTION TAKEN: _____

Agenda Date: 02/24/2015

Agenda Number: 31

Attachments: Text File R-1415-77.pdf, Memo Rear building, Rear building bullet points, Photographs, R-1415-77.pdf

Project Manager: Linda Price, Revitalization Manager

Entered by: linda.price@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File R-1415-77

Body

Background: The City of Norman has a program for the demolition and removal of structures that are not maintained to City Codes by the owner(s) and have become unfit for human habitation and/or a nuisance to the surrounding neighborhoods. Funds are appropriated 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 located at 813 College Avenue owned by Beverly Gail Adkins that has one structure addressed as 813 1/2 College Avenue proposed for condemnation in association with this agenda item:

The structure that is the subject of this condemnation action is a two-story duplex residential structure that is

located behind the primary residential structure addressed as 813 College Avenue. The duplex has been vacant for many years and has had no water service since 2000. The duplex is arranged in an upstairs/downstairs apartment configuration. Each apartment is approximately 486 square feet in floor area and was constructed sometime between 1930 and 1944. The duplex is vacant and is in an advanced state of disrepair and neglect. Damaged siding and rotted wood trim is evident on all sides of the building. The exterior stairway has deteriorated to the point that it can be considered dangerous. Most of the windows are broken out with piles of dead leaves collecting inside. There is also a large hole in the roof allowing rain to enter the structure. A bird's nest can be found in the upstairs bathroom sink. In the opinion of staff the structure meets the definition of a dilapidated building and is unsafe.

Many complaints have been received from surrounding neighbors about the dwelling being unsecured, and lack of maintenance to the structure. In addition the duplex structure, when occupied, was a legal non-conforming use because the zoning of the lot in question is R-2. Upon becoming vacant there is a two year window to reuse the building and allow it to retain its legal non-conforming status. This structure has been vacant for over fourteen (14) years so it has lost its non-conforming status and would not be allowed to be rebuilt in the R-2 zoning district.

Attachments include Resolution R-1415-77, a summary of code violation activity related to the property, and staff memoranda.

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 building through Resolution R-1415-77 and requests that the duplex be ordered to be removed.