MINUTES OF BRENTWOOD BOARD OF CONSTRUCTION APPEALS

The Brentwood Board of Construction Appeals met on Monday, March 25, 2019 at 5:30 p.m. at the Brentwood City Hall.

Present were Chairman Michael Vines, Vice Chairman Christian Noble, Todd Craver, Dan Jordan, and David Flow. Staff members present were Tim Harrington, Jeff Dobson, Kristen Corn and Holly Earls. Mr. Vines led the Pledge of Allegiance.

City Recorder Holly Earls administered the Oath of Office for new Board of Construction Appeals member, David Flow.

Mr. Craver moved for approval of the minutes from the February 4, 2019 meeting as written; seconded by Mr. Jordan. Approval was unanimous.

**New Business**

**Item 1: BBCA 1901-002 – FINAL DETERMINATION THAT the STRUCTURAL REMAINS LOCATED AT 7 MEDALIST COURT IN THE Governors Club Subdivision Is unfit for human occupancy or use, zoning OSRD**

On August 12, 2018, the residence located at 7 Medalist Court, within the Governors Club Subdivision was involved in a structure fire. The home was a total loss and has become a safety concern to the neighbors. Efforts have been made by the City’s Fire Marshal and Planning and Codes Department to contact Ms. Stacey Stevens, the property owner, to have a fence erected around the structure. However, there has been no response from the responsible party.

On February 4, 2019, members of the Board of Building Construction Appeals made a preliminary determination that the structure was unfit and unsafe for human occupancy. The Brentwood Board of Construction Appeals also directed staff to issue a formal complaint to all parties who have an interest in the property.

The Board was asked to make a final determination that the structure is unfit and unsafe for human occupancy Special General Adjuster Steve Halanski with Farmers Insurance has confirmed the home is a total loss and uninhabitable.

The owners had the right to answer the complaint and to appear at the hearing and give testimony.

If the actions ordered by the Board are not carried out within the established time, the City may carry out the actions and bill the owners for the costs. If the costs are not paid, a lien may be placed on the property.

Staff recommended that the Brentwood Board of Construction Appeals issue a final order that the structural remains located at 7 Medalist Court are unfit and unsafe for human occupancy and are dangerous or injurious to the health and safety of neighboring structures, or other residents of the city, increasing the hazards of accident, or other calamities at the site. Staff further recommends the Board issue an order for the structure be demolished and property secured within a specified period of time of 60-days, or on or before May 25, 2019.

Mr. Vines directed that all exhibits presented shall be made Collective Exhibit No. 1.

**Citizen Comments**

Sam Morris, Bank of America

Mr. Vines moved that pursuant to Section 14-5 of the Brentwood Municipal Code, I move that it be the Board’s finding that this structure is unfit for human occupation or use due to the structure’s dilapidation, disrepair, structural defects and uncleanliness. Mr. Noble seconded; approval was unanimous.

Mr. Craver moved that an order for the structure to be demolished and the property secured within sixty (60) days or on or before May 25, 2019. Mr. Flow seconded; approval was unanimous.

Mr. Vines moved that it be the Board’s finding that the cost of rendering this structure fit for human occupation or use would exceed 50% of its value, and that the owner(s) shall therefore be ordered to remove or demolish the structure and remove all associated debris in accordance with the deadlines proposed by the City’s staff. Mr. Craver seconded; approval was unanimous.

Mr. Vines directed that the staff prepare a written order which states the Board’s findings and conclusions and that the order be served upon all owners and parties in interest.

Being no further business, the meeting adjourned at 5:46 p.m.

Approved: August 16, 2021 Holly Earls

Holly Earls, City Recorder