

Minutes
Board of Building Appeals
July 18, 2019

Members Present:

Linda Chartrand
Levi Collins
Dick Morrissey

Others Present:

Douglas Ditto, Assistant Building Administrator
Richard Cotrell, Building Inspector
Anthony DiPietro, Assistant Law Director
Lisa Bradley, Law Director's Office
Roosevelt Davis, Appellant

The meeting was called to order by Chairman Dick Morrissey at approximately 4:00 p.m. A quorum was present.

The board reviewed the meeting Minutes of June 20, 2019. *Levi Collins made a motion to approve the Minutes of June 20, 2019, as written, which was seconded by Linda Chartrand. Motion carried unanimously.*

APPEAL NUMBER 5-19. 817 Madison Avenue

Appeal of Demolition Order #2018004959 dated August 10, 2018

Appellant: Roosevelt Davis

Those sworn to provide testimony were Doug Ditto, Richard Cotrell, and Roosevelt Davis.

Doug Ditto submitted into evidence his staff report. *Levi Collins made a motion to accept the staff report into evidence. Motion was seconded by Linda Chartrand. Motion carried unanimously.*

Doug Ditto reviewed his staff report. On August 10, 2018 a demolition order was issued to Harley Watkins for the structure known as 817 Madison Avenue. An appeal of the order was filed on June 12, 2019 by Roosevelt Davis. The purchase price of the structure is listed by the Allen County Auditor for a sum of \$1,000 on September 26, 2012 by Harley Watkins. The Market Land value of the property is listed as \$2,200 and the Market Improved value is listed at \$16,000 for a total assessed value of \$18,200. A review of the Allen County's Real Estate Tax Records reflect the annual real estate taxes in the amount of \$468.41 with \$0 paid. The total tax amount due is \$3,090.62 (**Exhibit A**). An audit of the utility records indicate there has been no water service at the property since December 18, 2002 (**Exhibit B**). An audit of the Building Department's record indicate an electrical permit was obtained for an electrical service release on December 14, 2018 with the work having been inspected and approved (**Exhibit C**). Mr. Ditto stated **Exhibit D** lists

the defects of the structure, which are items B, E, F, G, I, and K. Mr. Ditto stated the estimated cost of the repairs would exceed the value of the property.

On June 26, 2018 Richard Cotrell & Will Hedges performed an exterior inspection. Mr. Hedges wrote an inspection report as evidence of their findings. Mr. Cotrell noted the following: Vacant, no power, garage with large hole in the roof, fascia rotten in areas, shingles missing, siding missing in areas, foundation has holes and significant damage in areas, some gutters missing, some windows boarded up, porch roof rotted, some soffit missing, overgrown shrubs near foundation, steps unsafe.

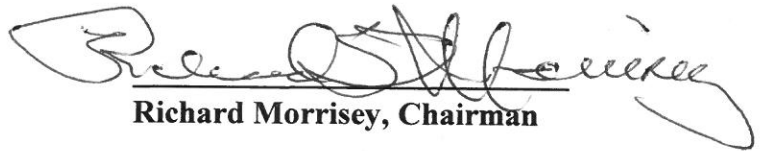
On July 17, 2019 Richard Cotrell performed an exterior inspection. Mr. Cotrell wrote an inspection report as evidence of his findings. Mr. Cotrell noted the following: occupied, roof with a large hole in the southwest corner, shingles deteriorated, open framing, vegetation growing, soffit and fascia wood rotted, gutters missing, siding deteriorated and in disrepair, porch framing rotted and made with untreated material, doors and windows in disrepair, some windows boarded, foundation flag stone settling and cracking.

Mr. Ditto stated the estimated cost to repair the exterior of the existing structure is \$18,350 which exceeds the property value of \$16,000. Based on the information presented, it is the staff's recommendation to uphold the demolition order for the structure located at 817 Madison Avenue.

Roosevelt Davis stated he is currently working on the structure. Mr. Davis stated he did the electrical work and he is working on the plumbing. Mr. Davis stated he has bought the siding, furnace, hot water heater, and the ac unit. Mr. Davis stated there is some drywall work to do in the interior. Mr. Davis stated he has been googling how to perform the work to the structure. Mr. Davis stated he obtained a permit and performed the electrical work to restore service to the structure. Mr. Davis stated he will get a permit to perform the additional electrical work. Mr. Davis stated he is paying for the materials as he goes as he also has child support to pay. Linda Chartrand asked Mr. Davis what his timeline was. Mr. Davis replied it would take him 3 months to finish the plumbing due to getting a new meter and 2-3 weeks to complete the siding. Mr. Davis stated he was going to repair the roof where it is damaged. Mr. Davis stated he has cleaned the house out and put one new window in. Mr. Cotrell explained to Mr. Davis the permit and inspection process. The Board asked Mr. Davis about the ownership of the property. Mr. Davis replied that he purchased the property from his cousin, Harley Watkins and showed the Board a copy of the deed. Mr. Davis stated he had not transferred the property into his name due to his child support situation and did not want the property taken from him. Mr. Davis stated he has recently settled his child support situation and would be willing to transfer the property into his name.

Levi Collins made a motion to stay the demolition order for the property known as 817 Madison Avenue until August 15, 2019 to allow the appellant time to establish ownership and to allow for an interior inspection to be performed. Motion was seconded by Linda Chartrand. Motion carried unanimously.

Having no further business, Levi Collins made a motion to adjourn, which was seconded by Linda Chartrand. Motion carried unanimously.



Richard Morrissey, Chairman