

MINUTES
SPECIAL CALLED MEETING OF THE CITY OF CLEVELAND
BUILDING BOARD OF ADJUSTMENT AND APPEALS
TUESDAY, FEBRUARY 7, 2017 AT 5:15 PM
CLEVELAND MUNICIPAL BUILDING, 190 CHURCH STREET NE

The special called meeting of the Building Board of Adjustment and Appeals was called to order at 5:15 pm by Chairman Dennis Epperson.

Membership present included Dennis Epperson, Chairman; Chris Lyles, Donald Humes, Jim Williams, and Dustin Hawkins. Members absent from the meeting were Brent Pettit and Kent Berry. City personnel in attendance included, Bryan Turner, Chief Building Official; Melinda Carroll, Assistant City Manager; Tina Bishop, Building Inspector; and Peggy Hathcock, Building Division Technician. Others in attendance included Fran Douglas, Jerry Jones, and Dean Helsdon.

Jerry Jones, (owner) and Fran Douglas, were present concerning the property located at 370 Dooley Street NE, (Parcel ID 057D F 018.00). The City provided photos that were taken earlier on the day of the meeting showing that work had just commenced to clean up the refuse that was located on the property. The owners did provide the Board with a copy of a structural engineer's report that stated that there are several structural changes that will need to be made before the building would be considered a safe structure. Various city departments have been called to this structure for reasons such as fires, vagrants, codes violations, and securing the structure. The Board listened to the propositions of the owners, but since the City's initial contact with the owners concerning the violations with this building started back in 2011, and no progress has been made in the interim time, Jim Williams made a motion to deny their appeal regarding the demolition of the building. Chris Lyles seconded the motion and it passed unanimously.

Dean Helsdon, the owner of 1255 Wildwood Avenue SE, (Parcel ID 057L J 016.00), approached the Board. He stated that he purchased the property at a tax sale even though he had not intended to. He met with the building inspectors and agreed with their decision that two of the three houses were beyond repair. Mr. Helsdon believes that the house at 1255 Wildwood Ave. SE, can be restored and utilized as a rental property. He informed the Board of his past experience in the construction field and informed the Board that he has employed a State licensed contractor to oversee his work. The concern was raised by the Building Official regarding the extremely low estimation cost of repairs that Mr. Helsdon had stated on the building permit application. Jim Williams asked Mr. Helsdon if he was willing to pay any amount needed to get this structure up to current code and do it ungrudgingly. Mr. Helsdon stated that he would pay whatever cost would be needed. Chris Lyles made a motion to give Mr. Helsdon the opportunity to fix the building within a six-month period. Donald Humes seconded the motion and it passed unanimously.

Bryan Turner informed the Board that this whole process is initiated by complaints coming into the city offices. Since the Building Department is being much more active when it comes to structures with violations, the Board will be meeting more frequently. He also informed the Board that they will have a meeting with in the next few weeks regarding another piece of property. Hearing no other comments, the meeting was adjourned.