



The Columbia Housing Board of Adjustments and Appeals will meet on Thursday, October 24, 2024 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Roll Call

II. Approval of Minutes

1. October 2023 Minutes

III. Old Business

IV. New Business

1. Structure at [513 Transit Avenue being Tax Map 89N Group G Parcel 6.](#)

Documents:

1. HBA-2024-001 513 Transit

V. Other Business

VI. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

For other questions, please contact the Department of Development Services at 931-560-1560.

The Housing Board of Adjustments and Appeals met at City Hall, 700 N Garden St, basement floor, Council Chambers at 4:00 p.m., Thursday, October 26, 2023.

Chairman, Mike Ford called the meeting to order at approximately 4:00 p.m., and roll call was taken. Members present were Chairman, Mike Ford; Board Members; Kevin Whitehead, Joe Williams and Sarah Barry. Also present from the City of Columbia were Travis Neas, Chief Building Official; Kristie Basile, Housing Board Secretary.

Approval of Minutes: A motion was made by Joe Williams to approve the minutes from July 27, 2023 meeting and the motion was seconded by Sarah Barry. All members present voted aye. Motion passed. Minutes approved.

The following agenda item was discussed:

HBA-2020-002, 506 Armstrong St, owned by Gloria Parker Smith – Gloria Parker Smith was present remotely.

Property was sold. Needed another month for closing. A motion was made by Joe Williams to extend time to close by November 2023 or will proceed with demolition. All members present voted aye. Motion passed.

HBA-2023-001, 115 E 8th St, owned by 8th and Woodland Church c/o Rose McClain – Rose McClain was present for the meeting.

JoAnn Williams McClellan the Maury County Historian and the President and Founder of the African-American Heritage Society stated the EPA finished Phase I and began stage II. No damage to the soil was found however asbestos and lead based paint was. The process for a historical assessment of the property will begin in January 2025. Board Member Sarah Barry conveyed that the purpose of the board is to ensure the safety and preservation of the site for the community. She doesn't believe the board is the proper group to access the productivity of the plan of the site. Mike Ford stated a chain link fence and a barrier to hide the view of the property was put in place and going forward the board isn't who needs to review any progress. A motion was made by Joe Williams, site has been stabilized and eye sore remedied. This site will be sent to City Council where they will decide who will oversee the project or if they want to proceed with demolition. The motion was seconded by Sarah Berry. All members present voted aye. Motion passed.

Docket Number:

HBA-2024-001

Property Information:

513 Transit Ave Owner: Timothy Bell (089N G 6.00)

General Review:

The City of Columbia is requesting for the residential structure to be removed and the property cleared of debris. The findings of the city are that the repairs, alterations, and improvements of the structure cannot be made for less than 75% of the value of the structure.

The property at 513 Transit Ave. hasn't been properly maintained for some time.

The structure has severe wood rot. The structure's roof is in poor state at this time it has tarps located on it, the front porch is leaning. The entire property is being used as a scrap yard. The property is a harborage for rodents and poses a health and safety danger to the public at large.

Supporting Documents:

1. The demolition notice that was hand delivered after City Court August 27, 2024 to the registered owner. Citation is active at this time for trash and debris Violation # 24-1683 July 22, 2024 is when the letter was mailed. August 12, 2024 the structure was condemned due to the condition and sanitation of the property.
2. Property information/Tax card
3. Tennessee State Department of Solid Waste Management
4. City Violation #24-1683 (July 22,2024)
Violation Letter NRS# 60-000-0142
5. Pictures taken in July, August 2024

Tennessee Property Assessment Data - Parcel Details Report - <https://assessment.cot.tn.gov/>

Maury (060)	Jan 1 Owner	Current Owner	TRANSIT AVE 513				
Tax Year 2024 Reappraisal 2022	BELL TIMOTHY L ETUX		Ctrl Map:	Group:	Parcel:	PI:	St:
	LAVINIA		089N	G	006.00		000
	513 TRANSIT AVE						
	COLUMBIA TN 38401						

Value Information				Residential Building #: 1			
Land Market Value:	\$50,000			Improvement Type:		Stories:	
Improvement Value:	\$50,400			01 - SINGLE FAMILY		1.00	
Total Market Appraisal:	\$100,400			Exterior Wall:		Actual Year Built:	
Assessment Percentage:	25%			04 - SIDING AVERAGE		1940	
Assessment:	\$25,100			Heat and AC:		Plumbing Fixtures:	

Subdivision Data				Quality:			
Subdivision:				1 - AVERAGE		Condition:	
ACADEMY HGTS				Square Feet of Living Area:		AV - AVERAGE	
Plat Book:	Plat Page:	Block:	Lot:	1025		Floor System:	
1	1	D	34	Foundation:		04 - WOOD W/ SUB FLOOR	

Additional Information				Roof Framing:			
ALSO LOT 35 & PT 36				02 - CONTINUOUS FOOTING		Roof Cover/Deck:	
General Information				Roof Framing:		03 - COMPOSITION SHINGLE	
Class: 00 - Residential		City: COLUMBIA		02 - GABLE/HIP		Floor Finish:	
City #: 156		Special Service District 2: 000		Cabinet/Millwork:		08 - PINE/SOFT WOOD	
Special Service District 1: 000		Neighborhood: C65		03 - AVERAGE		Paint/Decor:	
District: 09		Number of Mobile Homes: 0		Interior Finish:		03 - AVERAGE	
Number of Buildings: 1		Utilities - Electricity: 01 - PUBLIC		07 - DRYWALL		Electrical:	
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC		Zoning:		Bath Tiles:		03 - AVERAGE	
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL				00 - NONE		Structural Frame:	
GAS				Shape:		00 - NONE	
				01 - RECTANGLE			

Outbuildings & Yard Items				Building Sketch			
Building #	Type	Description	Units				
1	DRW - DRIVEWAY		1				

Sale Information							
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification	
4/19/1999	\$41,300	R1428	814	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED	
1/1/1000	\$0	339	493		-	-	

Land Information				Building Areas			
Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1		Areas	Square Feet		
Land Code	Soil Class		Units	BAS - BASE	1,025		
01 - RES			1.00	UTF - UTILITY FINISHED	120		
				OPU - OPEN PORCH UNFINISHED	75		



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
 Division of Solid Waste Management
 Columbia Environmental Field Office
 1421 Hampshire Pike
 Columbia, TN 38401

August 21, 2024

Timothy & Lavinia Bell
 513 Transit Ave
 Columbia, TN 38401

CERTIFIED MAIL
#9489 0090 0027 6596 1197 19
RETURN RECEIPT REQUESTED

RE: COMPLAINT INVESTIGATION
NOTICE OF VIOLATION
NRS #60-000-0142
513 Transit Ave, Columbia, TN.

Timothy & Lavinia Bell:

On August 20, 2024, in response to a complaint, personnel of the Division of Solid Waste Management (Division), Tennessee Department of Environment and Conservation conducted an investigation at the property located at 513 Transit Ave, Columbia, TN.

During the course of the investigation, Division personnel discovered the unlawful disposal of solid waste. Wastes discovered at this site include: Tires, plastic containers, buckets, wood debris, furniture, white goods, and other waste.

Tennessee Code Annotated (T.C.A.) §§ 68-211-104(3) and (4) state:

It is unlawful to:

- (3) Construct, alter, or operate a solid waste processing or disposal facility or site in violation of the rules, regulations, or orders of the commissioner or in such a manner as to create a public nuisance.

Timothy & Lavinia Bell
 August 21, 2024
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- (4) Transport, process, or dispose of solid waste in violation of this chapter, the rules and regulations established under the provisions of this chapter or in violation of the orders of the commissioner or board.

Rule 0400-11-01-.02(1)(b)1 states:

(1) General

(b) Scope/Applicability

- 1. The requirements of this rule apply as specified to operators of facilities in Tennessee. Except as otherwise provided in this rule, no facility can lawfully store, process, or dispose of solid waste unless the operator has a permit.

Furthermore, T.C.A. § 68-211-106(a)(1) states in part:

No solid waste processing facility or disposal facility or site in any political subdivision of the State of Tennessee shall be operated or maintained by any person unless he has registered with the commissioner in the name of such person for the specified facility or site.

Operation and/or maintenance of a solid waste disposal site without a permit constitutes a violation of T.C.A. §§ 68-211-104(3) and (4), T.C.A. 68-211-106(a)(1), and Rule 0400-11-01-.02(1)(b)1.

All dumping at this site must immediately cease and the wastes must be removed to a facility permitted to receive such wastes. Documentation to verify the proper disposal of the wastes at a permitted facility must be submitted to our office within thirty (30) days of the receipt of this letter. A follow-up investigation to verify compliance will be conducted subsequent to this date.

If you have any questions concerning this correspondence, please contact me by email at trevor.clemons@tn.gov or by phone at (931) 742-1309

Sincerely,

Trevor Clemons

Trevor Clemons (Aug 21, 2024 13:45 CDT)

Trevor Clemons
 Environmental Scientist II

Reviewed by,

Steven D. Wintheiser

Steven D. Wintheiser (Aug 21, 2024 13:57 CDT)

Steven D. Wintheiser
 Environmental Field Office Manager

cc: Rob Ashe, Deputy Director, DSWM
 Records.SWM@tn.gov



DEVELOPMENT SERVICES
 700 NORTH GARDEN STREET
 COLUMBIA, TN 38401
 PHONE: (931) 560-1560
 FAX: (931) 560-1541

July 22, 2024

Timothy L Etux Lavinia Bell
 513 Transit Ave
 Columbia, TN 38401

RE: Inspection: 513 Transit Ave
Violation: #24-1683-DBR

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
MC 13-107 Health and sanitation nuisances	Building Exterior It shall be unlawful for any person to permit any premises owned, occupied or controlled by him to become or remain in a filthy condition, or permit the use or occupation of same in such a manner as to create noxious or offensive smells and odors in connection therewith, or to allow the accumulation or creation of unwholesome and offensive matter or the breeding of flies, rodents or other vermin on the premises to the menace of the public health or the annoyance of people residing within the vicinity. (1968 Code, § 8-408)	8/5/2024

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to take action against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Please call our office with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
 Sincerely,

Carol Brooks



DEVELOPMENT SERVICES
 700 NORTH GARDEN STREET
 COLUMBIA, TN 38401
 PHONE: (931) 560-1560
 FAX: (931) 560-1541

Property Maintenance Inspector

PS The attached photo was taken on 7/22/2024

Site Location: 513 Transit Ave



Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560

Timothy & Lavinia Bell
August 21, 2024
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Aug 20, 2024 at 12:18:06 PM
+35.619378, -87.057387
1011-1099 Adair Ave
Maury County

Timothy & Lavinia Bell
August 21, 2024
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Aug 20, 2024 at 12:18:17 PM
+35.619450,-87.057702
513 Transit Ave
Maury County















