



The Columbia will meet on Thursday, April 24, 2025 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 2024 Minutes

III. New Business

1. HBA-2025-001

Request from City of Columbia for the residential structure at [515 Hill Street, being Tax Map 089M Group F Parcel 16](#), to be removed from property and cleared of debris.

Documents:

1. HBA-2025-001 515 Hill St

IV. Other Business

V. 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 24, 2024.

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 Sarah Barry to approve the minutes from October 26, 2023 meeting and the motion was seconded by Joe Williams. All members present voted aye. Motion passed. Minutes approved.

The following agenda item was discussed:

HBA-2024-001, 513 Transit Ave. – Mr. Timothy Bell the Owner was present.

Property is in the process of being purchased by Tennessee home buyers. Owner needs more time for title search and closing. A motion was made by Joe Williams to allow 60 days to close and remove what is there at the property or it will be demolished by the City, the motion was seconded by Sarah Barry. All members present voted aye. Motion passed.

Docket Number:

HBA-2025-001

Property Information:

515 Hill Street (089M F 16.00) Tanika C White

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 515 Hill Street is a total loss due to a structure fire. The property is a harborage for rodents and poses a health and safety danger to the public at large.

Supporting Documents:

1. The fire damage letter sent certified January 14, 2025 due to the condition of the structure
2. Property information/Tax card
3. Picture taken in January 14, 2025
4. City Violation #2025-0094 (January 14, 2025)
5. Certified Returned with Signature

March 5, 2025

Demolition Notice

Name: Tanika C White
Address: 1116 E End St

Re: 515 Hill St 089M F 016.00


Dear Property Owner,

It has come to my attention that the above referenced property is in violation of the *2018 International Property Maintenance Code* which is adopted and enforced by the City of Columbia. The violations are listed below:

Code Section	Violation(s)
IPMC 302.1 Sanitation	All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

The findings of this office are that the repairs, alterations and improvements cannot be made for less than 75% of the value of the structure. Violations of this type are a public nuisance, as well as potentially dangerous to the public at large. This building(s) shall be demolished and the property cleared of debris.

As per Section 111.1 of the 2018 edition IPMC you are allowed a right to an appeal. A meeting has been scheduled before the Housing Board of Adjustments and Appeals. As the owner, it is recommended you appear in regards to these matters. We also suggest that you bring the following items; a current property appraisal or tax record, and at least two reliable estimates from licensed contractors as to the cost of repairs in order to bring the structure up to code Housing Board will meet on this matter:

Date/Time: April 24, 2025 @ 4:00 pm		Sincerely,
Location: 700 N Garden St City Hall Basement Conf. Room A		
		Carol Brooks Code Enforcement Officer

PROPERTY ADDRESS:	MAP & PARCEL NUMBER:	OWNER:
515 Hill St	089M F 016.00	Tanika C White
DATE:	TIME:	CODES INSPECTOR:
1/14/2025		Carol Brooks
FIRE DAMAGE: Yes	# OF PHOTOGRAPHS: 1	CONDEMNATION PLACARD POSTED: Yes

Code Section	Violation(s)
---------------------	---------------------

IPMC 302.1
Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Carol Brooks
Code Enforcement Officer

Development Services

January 14, 2025

Tanika C White
1116 E End St
Columbia, TN 38401

RE: **FIRE DAMAGE, 25-0094-PRP**

515 Hill St
089M F 016.00

Dear Property Owner:

It has come to our attention that a fire has occurred at your property, located at **515 Hill St, 089M F 016.00**. In order to ensure the safety and wellbeing of the general public, we need to know your intent in regard to this property. Depending on the type of damage incurred, it may be necessary for you to obtain a building permit to make the needed restorations. If you have experienced a total loss, a demolition permit will be required to remove any remaining structure.

Please call our office at 931-560-1540 to discuss your intentions and to schedule an inspection within (10) days. Unless previous arrangements have been made, I will recheck the property on 2/13/2025. Depending on the damage, a Housing Board meeting may take place to discuss and/or proceed with the demolition process.

Sincerely,



Carol Brooks
Code Enforcement Officer

Parcel Details

MAURY COUNTY, TN | TAX YEAR 2025

County Information

County Number: 060

Reappraisal Year: 2022

Property Owner and Mailing Address

January 1 Owner

WHITE TANIKA C

1116 E END ST

COLUMBIA TN 38401

Property Location

Address: HILL ST 515

ControlGroup:Parcel:PropertySpecial

Map:Identifier:Interest:

089MF016.00000

Value Information

Land Market Value:

\$50,000

Improvement Value:

\$0

Total Market Appraisal:

\$50,000

Assessment Percentage:

25%

Assessment:

\$12,500

Additional Information

General Information


Class: 00 - Residential

City #: 156

Special Service District 1: 000



94

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to: <i>Tarika C White</i> <i>1116 E End St</i> <i>Columbia TN 38401</i></p>  <p>9590 9402 8957 4064 4819 52</p> <p>2. Article Number (Transfer from service label) 9589 0710 5270 2171 5582 40</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <i>X Tarika White</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery <i>1-16-25</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™

OFFICIAL USE

<p>Certified Mail Fee \$ _____</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage \$ _____</p> <p>Total Postage and Fees \$ _____</p> <p>Sent To Street and Apt. No., or PO Box No. _____ City, State, ZIP+4® _____</p>	<p>Postmark Here</p> <p style="font-size: 2em;">94</p>
---	--

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2171 5582 40