



The Columbia will meet on Thursday, August 28, 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. April 2025 Minutes

III. New Business

1. Request to approve demolition of a structure located at [307 North High Street, being Tax Map 89M Group C Parcel 9.](#)
2. Request to approve demolition of a structure located at [506 West 5th Street, being Tax Map 89M Group F Parcel 20.](#)

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, April 24, 2025.

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. Also present from the City of Columbia were Travis Neas, Chief Building Official; Kristie Basile, Housing Board Secretary and Carol Brooks, Codes Enforcement Officer.

**Approval of Minutes:** A motion was made by Mike Ford to approve the minutes from October 24, 2024, meeting and the motion was seconded by Kevin Whitehead. All members present voted aye. Motion passed. Minutes approved.

**The following agenda item was discussed:**

**HBA-2025-001, 515 Hill St.** – The Owner Tanika White was not present.

The City of Columbia Codes Division recommends the structure located at 515 Hill St to be demolished and the property cleared of debris.

A motion was made by Joe Williams to demolish the structure, and the motion was seconded by Kevin Whitehead. Motion passed.

**Docket Number:**

HBA-2025-002

**Property Information:****307 N High Street:**

Owner: Fontaine Abdumutalugli Farruhbek Etal Marufjon & Abdumutal Raimkulov

**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 307 N High Street. hasn't been properly maintained for some time. The structure has severe wood rot. The back of the structure is rotten and appears that the wood on the exterior is crumbling due to lack of maintenance. The structure's roof is in poor state. This structure has been vacant for a while. The property is a harborage for rodents and poses a danger to the public at large. The demolition notice was sent certified mail May 15, 2025. The certified was signed for 5/21/2025. Codes Violations 25-0888 For Working Without a Permit. Violation 25-1267 Overgrown Grass Violation 25-1266 Property Maintenance Violation 25-1289 Inoperable Vehicle

**Supporting Documents:**

1. Demolition Notice
2. Certified Returned Signed
3. Property information/Tax card
4. Parcel Details
5. Pictures taken in May 2025

**Docket Number:**

HBA-2025-003

**Property Information:** 307 N High Street (089M C 009.00)



May 15, 2025

**Demolition Notice**

Name: Fontaine Abdumutalugli Farruhbek Etal Marufjon & Abdumutal Raimkulov  
 Address: 1003 Carmack Blvd  
 Columbia TN 38401

Re: 307 N High St      089M C 009.00

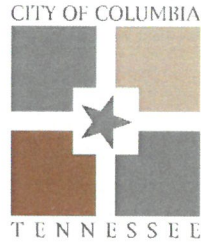
Dear Property Owner,

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 108.1.3 Unfit for Human Occupancy and Must Be Condemned	The structure at 307 N High Street is unfit for human occupancy because it is unsafe, unlawful or because of the degree of disrepair or lack of maintenance; it is unsanitary {vermin or rat infested, or contains filth and contamination};or lacks ventilation, illumination, sanitary or heating facilities, or other essential equipment or because the location of the structure constitutes a hazard to the occupants of the structure or to the public).	6/18/2025
IPMC 304.1.1.8 Roof or Roofing Components	Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.	6/18/2025
IPMC 304.2 Exterior Surfaces Must Be Maintained	All exterior surfaces, including but not limited to, [doors; door and window frames; cornices; porches; trim; balconies; decks, fences] shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by [painting; other protective covering; other treatment].	6/18/2025
IPMC 304.7 Roofs and Flashing Must Be Maintained.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	6/18/2025
IPMC 304.6	One or more of the exterior walls on this structure, has not been maintained weatherproof or properly surface coated	6/18/2025

*Something Good Around Every Corner*

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



### Demolition Inspection Results

Exterior Walls Shall Be Maintained	so as to prevent deterioration.  <b>It appears the structure is showing a significant amount of deterioration and rot. It has not been maintained.</b>	
IPMC 304.11 Chimneys and Towers Must Be Maintained	One or more the chimney has not been maintained structurally safe and sound, and in good repair.  <b>The chimney also appears to be in a state of deterioration.</b>	6/18/2025
IRC 105 Permits	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building structure, or facilities or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  <b>Proper Building Permits will need to be applied for and approved before any work/repairs are to be made.</b>	6/18/2025

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 2012 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: July 24, 2025 @ 4:00 pm		Sincerely,
Location: 700 N Garden St City Hall Basement Conf. Room A		<i>Carol Brooks</i>
		Carol Brooks Code Enforcement Officer



<b>PROPERTY ADDRESS:</b>	<b>MAP &amp; PARCEL NUMBER:</b>	<b>OWNER:</b>
307 N High St	089M C 009.00	Fontaine Abdumutalugli Farruhbek Etal Marufjon & Abdumutal Raimkulov
<b>DATE:</b>	<b>TIME:</b>	<b>CODES INSPECTOR:</b>
5/14/2025		Carol Brooks
<b>FIRE DAMAGE: NO</b>	<b># OF PHOTOGRAPHS: 2</b>	<b>CONDEMNATION PLACARD POSTED:</b>

**Carol Brooks**  
Code Enforcement Officer



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

July 10, 2025

Fontaine Abdumutalugli Farruhbek Etal Marufjon & Abdumutal Raimkulov  
1003 Carmack Blvd  
Columbia, TN 38401-3758

Dear Property Owner:

The meeting for the Housing Board of Adjustments and appeals has been moved to August 28, 2025, at 4:00 PM, in the downstairs basement, of City Hall.

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,

A handwritten signature in blue ink that reads "Carol Brooks".

Carol Brooks  
Code Enforcement Officer  
(931) 560-1558

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

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Certified Mail Fee \$ \_\_\_\_\_

Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sort To \_\_\_\_\_

Street and Apt. No., or PO Box No. \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, January 2022 PSN 7530-02-000-9053 See Reverse for Instructions

9589 0710 5270 1885 4616 79

**SENDER: COMPLETE THIS SECTION**

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.

1. Article Addressed to:  
CONTAINS ADDITIONAL FEES FOR RETURN  
Eto Marufjon & Abubakar Reimkhilov  
1003 Carnack Blvd  
Columbia TN 38401

2. Signature \_\_\_\_\_  
A. Received by (Printed Name) \_\_\_\_\_  
B. Date of Delivery 5-17-25  
C. Agent Address \_\_\_\_\_  
D. Is delivery address different from item 1?  Yes  No

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Priority Mail Express®  
 Registered Mail Restricted Delivery  
 Signature Confirmation®  
 Signature Confirmation Restricted Delivery

9590 9402 8957 4064 4903 50

9589 0710 5270 1885 4616 79

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

1266

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

<b>Maury (060)</b>	Jan 1 Owner	Current Owner	<b>N HIGH ST 307</b>		
<b>Tax Year 2025   Reappraisal 2022</b>	WHITE FONTAINE 605 BULLOCK ST COLUMBIA TN 38401	ABDUMUTALUGLI FARRUHBEK ETAL MARUFJON & ABDUMUTAL RAIMKULOV 1003 CARMACK BLVD COLUMBIA TN 38401-3758	Ctrl Map: 089M	Group: C	Parcel: PI: SI: 009.00 000

**Value Information**

Land Market Value:	\$27,000
Improvement Value:	\$87,100
Total Market Appraisal:	\$114,100
Assessment Percentage:	25%
Assessment:	\$28,525

**Additional Information**

**General Information**

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C70
District: 09	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS	

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

<b>Improvement Type:</b>	01 - SINGLE FAMILY
<b>Exterior Wall:</b>	04 - SIDING AVERAGE
<b>Heat and AC:</b>	3 - RADIANT HEAT
<b>Quality:</b>	0 - BELOW AVERAGE
<b>Square Feet of Living Area:</b>	1282
<b>Foundation:</b>	02 - CONTINUOUS FOOTING
<b>Roof Framing:</b>	02 - GABLE/HIP
<b>Cabinet/Millwork:</b>	02 - BELOW AVG
<b>Interior Finish:</b>	07 - DRYWALL
<b>Bath Tiles:</b>	00 - NONE
<b>Shape:</b>	01 - RECTANGLE

<b>Stories:</b>	2.00
<b>Actual Year Built:</b>	1930
<b>Plumbing Fixtures:</b>	3
<b>Condition:</b>	AV - AVERAGE
<b>Floor System:</b>	04 - WOOD W/ SUB FLOOR
<b>Roof Cover/Deck:</b>	03 - COMPOSITION SHINGLE
<b>Floor Finish:</b>	08 - PINE/SOFT WOOD
<b>Paint/Decor:</b>	02 - BELOW AVERAGE
<b>Electrical:</b>	03 - AVERAGE
<b>Structural Frame:</b>	00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,282
OPF - OPEN PORCH FINISHED	210
ATF - ATTIC FINISHED	1,122





**Docket Number:**

HBA-2025-003

**Property Information:****506 W 5<sup>th</sup> Street:** Owner: Marvin Etux Pointer (089M F 020.00)**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 506 W 5<sup>th</sup> Street 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 shows signs of deterioration. Signs of rot are evident at the front of the structure. The framing around the windows is rotten from the elements. The structure has been vacant for some time. Codes violations have been placed on the property for overgrown grass. The property is a harborage for rodents and poses a danger to the public at large. The demolition notice was mailed certified on May 15, 2025. The certified letter was signed for on May 21, 2025.

**Supporting Documents:**

1. Demolition Letter
2. Property information/Tax card
3. Photo taken in, May 2025

**Docket Number:**

HBA-2025-003

**Property Information:** 506 W 5<sup>th</sup> Street (089M F 020.00)



May 15, 2025

Demolition Notice

Name: Marvin Etux Pointer  
Address: 1603 Jamie Dr

Re: 506 W 5th St      089M F 020.00

Dear Property Owner,

It has come to my attention that the above referenced property is in violation of the *2012 International Property Maintenance Code* which is adopted and enforced by the City of Columbia. The violations are listed below:

Code Section	Violation(s)
IRC 105 Permits	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building structure, or facilities or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.  <b>Before any repairs begin a Building Permit will need to be applied for and approved for work being performed.</b>
IPMC 304.2 Exterior Surfaces Must Be Maintained	All exterior surfaces, including but not limited to, door and window frames, cornices, porches, and trim and window frames; cornices; porches; trim; balconies; decks; fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting, other protective covering, and other treatment.  <b>The exterior of the structure appears to be weathered. It is showing signs or rot under the eave. The structure has not been maintained in some time.</b>
IPMC 304.6 Exterior Walls Shall Be Maintained	One or more of the exterior walls on this premises have holes; breaks; loose or rotting materials, or have not been maintained weatherproof or properly surface coated so as to prevent deterioration.  <b>The exterior walls facing West 5<sup>th</sup> Street appears to be showing deterioration from lack of proper maintenance.</b>
IPMC 304.13 Window, Skylight and Door Frames Must Be Maintained	The windows on the structure have not been kept in sound condition, good repair and weather tight.  <b>The windows facing West 5<sup>th</sup> Street appears to be showing signs of deterioration and rot from lack of maintenance.</b>
IPMC 304.7 Roofs and Flashing Must Be Maintained.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

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



Code Section	Violation(s)
IRC 105 Permits	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building structure, or facilities or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
IPMC 304.2 Exterior Surfaces Must Be Maintained	All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
IPMC 304.6 Exterior Walls Shall Be Maintained	All exterior walls shall be free from holes, breaks, and loose or rotting materials, and maintained weatherproof and properly surface coated where required to prevent deterioration.
IPMC 304.13 Window, Skylight and Door Frames Must Be Maintained	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
IPMC 304.7 Roofs and Flashing Must Be Maintained.	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**Carol Brooks**  
Code Enforcement Officer



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

July 10, 2025

Pointer Marvin Etux  
1603 Jamie Dr  
Columbia, TN 38401

Dear Property Owner:

The meeting for the Housing Board of Adjustments and appeals has been moved to August 28, 2025, at 4:00 PM, in the downstairs basement, of City Hall.  
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,

A handwritten signature in blue ink that reads "Carol Brooks".

Carol Brooks  
Code Enforcement Officer  
(931) 560-1558

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

**Total Postage and Fees** \$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9053 See Reverse for Instructions

1287

**SENDER: COMPLETE THIS SECTION**

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.

1. Article Addressed to:

Mervin Etux Pointer  
 1603 Jamie DR  
 Columbia TN 38401

9589 0710 5270 1885 4599 59

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  Addressee

Dunde Pointer

B. Received by (Printed Name) C. Date of Delivery

Dunde Pointer 5-21-25

D. Is delivery address different from item 1?  Yes  No

If YES, enter delivery address below:

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Delivery Restricted Delivery

Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

<b>Maury (060)</b>	Jan 1 Owner	Current Owner	<b>W 5TH ST 506</b>
<b>Tax Year 2025   Reappraisal 2022</b>	POINTER MARVIN ETUX 1603 JAMIE DR COLUMBIA TN 38401		Ctrl Map: 089M    Group: F    Parcel: 020.00    Pl:    Sl: 000

**Value Information**

Land Market Value: \$50,000  
 Improvement Value: \$57,700  
 Total Market Appraisal: \$107,700  
 Assessment Percentage: 25%  
 Assessment: \$26,925

**Additional Information**

**General Information**

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C65
District: 09	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC	Zoning:
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL	
GAS	

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
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**Sale Information**

Long Sale Information list on subsequent pages

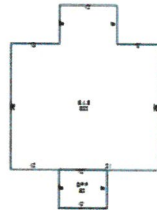
**Land Information**

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1
Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

Improvement Type:  
01 - SINGLE FAMILY  
 Exterior Wall:  
04 - SIDING AVERAGE  
 Heat and AC:  
7 - HEAT AND COOLING SPLIT  
 Quality:  
1 - AVERAGE  
 Square Feet of Living Area:  
902  
 Foundation:  
02 - CONTINUOUS FOOTING  
 Roof Framing:  
02 - GABLE/HIP  
 Cabinet/Millwork:  
03 - AVERAGE  
 Interior Finish:  
07 - DRYWALL  
 Bath Tiles:  
00 - NONE  
 Shape:  
01 - RECTANGLE

**Building Sketch**



Stories:  
1.00  
 Actual Year Built:  
1930  
 Plumbing Fixtures:  
3  
 Condition:  
AV - AVERAGE  
 Floor System:  
04 - WOOD W/ SUB FLOOR  
 Roof Cover/Deck:  
03 - COMPOSITION SHINGLE  
 Floor Finish:  
11 - CARPET COMBINATION  
 Paint/Decor:  
03 - AVERAGE  
 Electrical:  
03 - AVERAGE  
 Structural Frame:  
00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	902
OPF - OPEN PORCH FINISHED	80





