



The Columbia Housing Board of Adjustments and Appeals will meet on Thursday, June 25, 2026 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
- III. New Business
 - 1. Request from Development Services for demolition approval of a structure at [Tax Map 99G Group A Parcels 17 and 18, located off Campbell Drive.](#)
 - 2. Request from Development Services for demolition approval of a structure at [613 Midway Avenue, being Tax Map 99G Group D Parcel 22.01.](#)
- 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.

Housing BD of Adjustments and Appeals

The Housing Board of Adjustments and Appeals met at City Hall, 700 N Garden St, basement floor. Council Chambers at 4:00pm, Thursday, February 26, 2026.

Meeting was called to order by Mike Ford at 4:00pm

Roll Call: Mike Ford, Kevin Whitehead, Joe Williams, Sarah Barry were all present. Also present from the City of Columbia was Travis Neas, Chief Building Official; Teresa Inman; and Carol Brooks, Codes Enforcement Officer.

Approval of minutes: A motion was made by Kevin Whitehead to approve the minutes from October 23, 2025, second by Sarah Barry. All members voted aye. Motion passed, minutes approved.

The following agenda item was discussed:

HBA-2026-001, 312 Nicholas Long St – The owner, Cinthia Murillo, was present.

This owner bought condemned property and wants to fix it to live there.

Travis Neas: Will have to get an engineer to design the repairs and do any updates per the electrical inspector's conditions.

Owners will need to come to Development Services and talk to Travis Neas, check zoning ordinances to be sure the structure can be rebuilt.

30 days to come in and talk to development services and apply for permit.

If permit is not applied for during this time, this will come back to the Housing Board, and the structure will be demolished.

60 days to begin repairs.

90 days total to get permit and begin repairs.

If work progresses, there is no need to come back to the Housing Board.

Development Services to provide list of Engineers to property owners.

Meeting adjourned at 4:16pm, 2.26.26

Docket Number:

HBA-2026-002

Property Information:

211 Campbell Dr (099G A 01800 000 & 099G A 01700 000)

Mason Dora Mae Irrevocable Trust

Eric L Mason Trustee

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 structure at 211 Campbell Dr sits across two parcels. The structure has been vacant for many years and hasn't been maintained.

Supporting Documents:

1. Certified letter was mailed on February 10, 2026. Property was posted condemned February 10, 2026, due to the condition and sanitation of the property. The registered property owner received a Demolition Notice certified mail and Demolition Notice was posted on the structure. No contact was made with the office and certified was signed for 10/14/25.
2. Property information/Tax card
3. Pictures
4. City Violation # 26-0094 Inoperable Vehicle
5. Certified Signed for Demo by Neglect



May 21, 2026

Demolition Notice

Mason Dora Mae Irrevocable Trust Eric L Mason Trustee
 531 Eastland Dr
 Columbia TN 38401

Re: 211 Campbell Dr (099G A 017.00 000) & Campbell Dr (099G A 01800 000)

Dear Property Owner,

It has come to my attention that the above referenced property is in violation of the *2024 International Property Maintenance Code* which is adopted and enforced by the City of Columbia. The violations are listed below:

Code Section	Violation(s)
IPMC 108.1.1 Unsafe Structures Shall Be Condemned	When a structure is found to be unsafe in that it is dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible, such a structure shall be condemned. (108.1.5.9)

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 the 2024 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: June 25, 2026 @ 4:00 pm		Sincerely,
Location:	700 N Garden St City Hall Basement Conf. Room A	<i>Carol Brooks</i>
		Carol Brooks Code Enforcement Officer

Something Good Around Every Corner

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



Demolition Inspection Results

PROPERTY ADDRESS:	MAP & PARCEL NUMBER:	OWNER:
211 Campbell Dr & Campbell Dr (099G A 01800 000)	099G A 018.00	Mason Dora Mae Irrevocable Trust Eric L Mason Trustee
DATE:	TIME:	CODES INSPECTOR:
5/21/2026		Carol Brooks
FIRE DAMAGE: NO	# OF PHOTOGRAPHS: 3	CONDEMNATION PLACARD POSTED: YES

Code Section	Violation(s)
IPMC 108.1.1 Unsafe Structures Shall Be Condemned	When a structure is found to be unsafe in that it is dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation that partial or complete collapse is possible, such a structure shall be condemned. (108.1.5.9)

Carol Brooks
Code Enforcement Officer

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

Maury (060)	Jan 1 Owner	Current Owner	CAMPBELL DR 211				
Tax Year 2026 Reappraisal 2026	MASON DORA MAE IRREVOCABLE TRUST		Ctrl Map:	Group:	Parcel:	PI:	SI:
	ERIC L MASON TRUSTEE		099G	A	017.00		000
	531 EASTLAND DR						
	COLUMBIA TN 38401						

Value Information

Land Market Value:	\$35,000
Improvement Value:	\$5,100
Total Market Appraisal:	\$40,100
Assessment Percentage:	25%
Assessment:	\$10,025

Subdivision Data

Subdivision:			
E VALLEY ADD			
Plat Book:	Plat Page:	Block:	Lot:
2	168		14

Additional Information

General Information

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C03
District: 09	Number of Mobile Homes: 1
Number of Buildings: 0	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
1	MH1 - MOBILE HOME CLASS 1	10X44	440

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

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

Maury (060)	Jan 1 Owner	Current Owner	CAMPBELL DR		
Tax Year 2026 Reappraisal 2026	MASON DORA MAE IRREVOCABLE TRUST		Ctrl Map:	Group:	Parcel:
	ERIC L MASON TRUSTEE		099G	A	018.00
	531 EASTLAND DR				SI:
	COLUMBIA TN 38401				000

Value Information

Land Market Value:	\$35,000
Improvement Value:	\$0
Total Market Appraisal:	\$35,000
Assessment Percentage:	25%
Assessment:	\$8,750

Subdivision Data

Subdivision:
E VALLEY ADD

Plat Book:	Plat Page:	Block:	Lot:
2	168		15

Additional Information

General Information

Class: 00 - Residential	City: COLUMBIA
City #: 156	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: C03
District: 09	Number of Mobile Homes: 0
Number of Buildings: 0	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
------------	------	-------------	------------

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









February 10, 2026

Mason Dora Mae Irrevocable Trust Eric L Mason Trustee
531 Eastland Dr
Columbia, TN 38401

RE: Inspection: 211 Campbell Dr
Violation: #26-0094-INO

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
IPMC 302.8 Inoperative or Unlicensed Motor Vehicles Not Allowed	A vehicle, being an inoperative, unlicensed motor vehicle, is being parked; kept or stored on the above premises. White passenger car parked on the rear of the property that has been in the same location for a while and appears to have been abandoned.	3/11/2026

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

Carol Brooks
Code Enforcement Officer

Something Good Around Every Corner

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

PS The attached photo was taken on 2/11/2026

Site Location: 211 Campbell Dr



Housing Board

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:

Mason Data mae Inveivable
 Trust Eric L Mason Trustee
 531 Eastland DR
 Columbia TN 38401



9590 9402 9828 5266 6773 61

2. Article Number (Transfer from service label)

9589 0710 5270 2714 4294 19

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) Mason
 C. Date of Delivery 05/27/26
 D. 9589 0710 5270 2714 4294 19

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

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

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 \$

Postmark Here

H/B Mason

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

Docket Number:

HBA- 2026-003

Property Information:

613 Midway Ave (099G D 022.01)

Cruz-Cilurzo Elizabeth

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 613 Midway Ave hasn't been properly maintained for some time. The structure has severe wood rot, and the back portion of the house has collapsed. This structure has been vacant for several years. The demolition notice was sent to the registered owner, Cruz-Cilurzo Elizabeth (contact Info 937-405-6359) initially on December 8, 2025. The letter went to Mrs. Cruz-Cilurzo Certified, through e-mail and posted on the structure. This property is a blight to the neighborhood due to lack of maintenance. It also poses a safety concern. A demolition Permit #25-2512 was issued on 9/30/2025 has expired. The property owner did ask for an extension and was given 30 additional days. The structure remains with no activity as of 6/4/2026.

Supporting Documents:

1. Housing Board notice
2. Property information/Tax card
3. Supporting pictures



May 21, 2026

Cruz-CilurZo Elizabeth
1063 Brookfield Path
Keller TX 76248-2194

Re: 613 Midway Ave 099G D 022.01

Dear Property Owner,

It has come to my attention that the above referenced property is in violation of the *2024 International Property Maintenance Code* which is adopted and enforced by the City of Columbia. The violations are listed below:

Code Section	Violation(s)
MC 13-105 Weeds and Noxious Vegetation	No record owner of any real property shall create, maintain or permit to be maintained on such property, the growth of trees, vines, grass, underbrush and/or the accumulation of debris, trash, litter, or garbage or any combination of the preceding elements so as to endanger the health, safety or welfare of other citizens, or to encourage the infestation of rats and other harmful animals. Weeds & grass needs to be 12" inches or less on parcel.
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.
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 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 the 2024 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

Something Good Around Every Corner

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



Demolition Inspection Results

Housing Board will meet on this matter:

Date/Time: June 25, 2026 @ 4:00 pm		Sincerely,
Location:	700 N Garden St City Hall Basement Conf. Room A	<i>Carol Brooks</i>
		Carol Brooks Code Enforcement Officer

PROPERTY ADDRESS:	MAP & PARCEL NUMBER:	OWNER:
613 Midway Ave	099G D 022.01	Cruz-CilurZo Elizabeth
DATE:	TIME:	CODES INSPECTOR:
5/21/2026		Carol Brooks
FIRE DAMAGE: NO	# OF PHOTOGRAPHS: 2	CONDEMNATION PLACARD POSTED: YES

Code Section	Violation(s)
MC 13-105 Weeds and Noxious Vegetation	No record owner of any real property shall create, maintain or permit to be maintained on such property, the growth of trees, vines, grass, underbrush and/or the accumulation of debris, trash, litter, or garbage or any combination of the preceding elements so as to endanger the health, safety or welfare of other citizens, or to encourage the infestation of rats and other harmful animals. Weeds & grass needs to be 12" inches or less on parcel.
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.
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.

Carol Brooks

Something Good Around Every Corner

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

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

Maury (060)	Jan 1 Owner	Current Owner	MIDWAY AVE 613	
Tax Year 2026 Reappraisal 2026	CRUZ-CILURZO ELIZABETH		Ctrl Map: 099H	Group: C
	1063 BROOKFIELD PATH		Parcel: 017.00	PI:
	KELLER TX 76248-2194			SI: 000

Value Information

Land Market Value: \$35,000
 Improvement Value: \$64,500
 Total Market Appraisal: \$99,500
 Assessment Percentage: 25%
 Assessment: \$24,875

Subdivision Data

Subdivision: MAPLE ASH
 Plat Book: 98 Plat Page: 312 Block: Lot: 22

Additional Information

General Information

Class: 00 - Residential City: COLUMBIA
 City #: 156 Special Service District 2: 000
 Special Service District 1: 000 Neighborhood: C03
 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
1	GUD - DETACHED GARAGE UNFINISHED	15X21	315

Sale Information

Long Sale Information list on subsequent pages

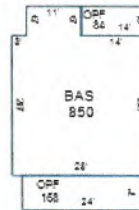
Land Information

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: 0 - NONE
 Quality: 1 - AVERAGE
 Square Feet of Living Area: 850
 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: 1940
 Plumbing Fixtures: 3
 Condition: AV - AVERAGE
 Floor System: 04 - WOOD W/ SUB FLOOR
 Roof Cover/Deck: 03 - COMPOSITION SHINGLE
 Floor Finish: 08 - PINE/SOFT WOOD
 Paint/Decor: 03 - AVERAGE
 Electrical: 03 - AVERAGE
 Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	850
OPF - OPEN PORCH FINISHED	84
OPF - OPEN PORCH FINISHED	168











