

CITY OF COLUMBIA



T E N N E S S E E

Development Services Department

Housing Board of Adjustments and Appeals

May 25, 2023

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DEVELOPMENT SERVICES

AGENDA

The City of Columbia Housing Board of Adjustments and Appeals will meet Thursday, May 25, 2023, at 4:00 PM in Conference Room A (basement) at City Hall, 700 N Garden Street, to consider the following items of business:

- 1) Approval of minutes from the January 26, 2023 meeting
- 2) Structure at 115 E 8th St
- 3) Structure at 715 W 7th St

HOUSING BD OF ADJUSTMENTS AND APPEALS MINUTES - January 26, 2023

The Housing Board of Adjustments and Appeals met at City Hall, 700 N Garden St, basement floor, Conference Room A at 4:00 p.m., Thursday, January 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 and Joe Williams. Also present from the City of Columbia were Travis Neas, Chief Building Official; Austin Brass, City Planner; Carol Brooks, Building Inspector; and Kristie Basile, Housing Board Secretary.

Approval of Minutes: A motion was made by Kevin Whitehead to approve the minutes from September 22, 2022 meeting and the motion was seconded by Joe Williams. All members present voted aye. Motion passed. Minutes approved.

The following agenda items were discussed:

HBA-2022-001, 508 Pearl St, Owned by Magana-Tronco Hilarion De Jesus - Hilarion Magana and Alberta Bautista, and N Rodriquez were present for the meeting.

The City of Columbia Codes Division recommends the structure located at 508 Pearl St to be demolished and the property cleared of debris. Travis Neas explained that the owner has applied for a permit on 12/1/2023 and the permit was approved on 1/25/2023.

The board made discussion concerning the property.

A motion was made by to give the Owner 3 months to pass/complete framing/plumbing/mechanical inspection. The project needs to be completed in 6 months. The motion made was made by Joe Williams and seconded by Kevin Whitehead. All members present voted aye. Motion passes.

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

The City of Columbia Codes Division recommends the structure located at 506 Armstrong St to be demolished and the property cleared of debris.

Gloria Smith wanted another extension to complete renovations at 506 Armstrong St.

A motion was made by Joe Williams for a permit to be applied for in 30 days. If a permit isn't applied for the property needs to be sold in 6 months by 8/26/2023. The motion was seconded by Mike Ford. All members present voted aye. Motion passes.

Docket Number:

HBA-2023-001

Property Information:

115 E. 8th St. (previously Morton's Funeral Home), 8th & Woodland Church c/o Rose McClain

General Review:

The City of Columbia is requesting for the remanent of a 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 115 E. 8th St. hasn't been properly maintained for some time. The structure has collapsed. The structure, in its dilapidated state, is unsecured, a harborage for rodents and poses a danger to the public at large.

This structure was previously approved for demolition and removal by the housing board in 2010 and again in 2018. City Council did not fund the demolition project at that time and has requested a reaffirmation of the previous housing board approvals.

Supporting Documents:

1. The demolition notice that was sent to the registered owner (and "care of"), Rose McClain, on March 7, 2023. The letter was sent certified mail (USPS 70212720000040578319). This letter was delivered on March 11, 2023.
2. Property information/Tax card
3. Notice of violation with photographs of 115 E. 8th St. taken March 7, 2023.
4. January 20, 2010 Housing Board minutes
5. June 28, 2018 Housing Board minutes
6. 2018 Structural assessment by Estes-Russell Engineering

Supporting Documents:


[< Return to Results](#)
[GIS Map](#)
[PDF](#)

Parcel Details

MAURY COUNTY, TN | TAX YEAR 2023

County Information

County Number: 060

Reappraisal Year: 2022

Property Owner and Mailing Address

January 1 Owner

8TH & WOODLAND CHURCH
C/O DR ROSE MCCLAIN
3177 CARRINGTON LN
COLUMBIA TN 38401

Property Location

Address: E 8TH ST 115

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
099A	K	014.00		000

Value Information

Land Market Value:	\$21,500
Improvement Value:	\$30,100
Total Market Appraisal:	\$51,600
Assessment Percentage:	40%

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details

Assessment:

\$20,640

Additional Information

General Information

Class: 08 - Commercial**City #:** 156**Special Service District 1:** 000**District:** 09**Number of buildings:** 1**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS**City:** COLUMBIA**Special Service District 2:** 000**Neighborhood:** Z10**Number of mobile homes:** 0**Utilities - Electricity:** 01 - PUBLIC**Zoning:** GBD

Building Information - Commercial

Building #: 1**Improvement Type:** 18 - STORE CLASS "S"**Quality:** 0+ - BELOW AVERAGE +**Actual Year Built:** 1900**Business Living Area:** 2376**Foundation:** 02 - CONTINUOUS FOOTING**Roof Framing:** 04 - WOODFRAME/TRUSS

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details

Cabinet/Millwork: 02 - BELOW AVG**Interior Finish:** 10 - PANEL-PLAST-DRYWALL**Bath Tile:** 00 - NONE**Shape:** 01 - RECTANGLE**Heat and AC:** 01 - UNIT HEATER**Floor System:** 03 - WOOD W/O SUB FLOOR**Roof Cover/Deck:** 09 - BUILT-UP WOOD**Floor Finish:** 08 - PINE/SOFT WOOD**Paint/Decor:** 02 - BELOW AVERAGE**Electrical:** 03 - AVERAGE**Structural Frame:** 00 - NONE**Plumbing Fixtures:** 2**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
18 - STORE CLASS "S"	2,376	11 - COMMON BRICK

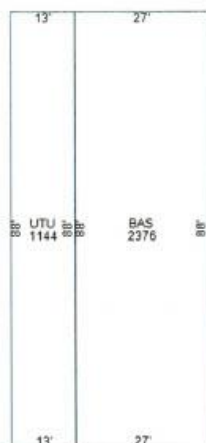
Commercial Features

Type	Units
UTU - UTILITY UNFINISHED	1144 X 1
STP - STOOP	1985 X 1

Building Sketch: 

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details



Outbuildings & Yard Items

Building/Card#	Type	Description	Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument ?	Qualification
4/17/2012	\$0	R2186	668	-	-	-
12/1/2009	\$0	R2108	1403	-	-	-
10/27/2008	\$0	R2057	635	-	-	-
5/28/2007	\$0	R1988	282	-	-	-
6/1/1999	\$0	R1434	881	-	-	-
10/5/1998	\$0	R1398	780	-	-	-

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument ?	Qualification
1/29/1993	\$18,000	1171	787	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
7/26/1990	\$25,000	841	472	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED

Land Information

Deed Acres: 0
Calculated Acres: 0
Total Land Units: 1

Land Code	Soil Class	Units
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Division of Property Assessments

Comptroller of the Treasury

State of Tennessee



Our Mission: To Make Government Work Better.

4/17/23, 1:30 PM

USPS.com® - USPS Tracking® Results

USPS Tracking®[FAQs >](#)

Tracking Number:

[Remove X](#)**70212720000040578319**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item has been delivered to an agent for final delivery in COLUMBIA, TN 38401 on March 11, 2023 at 12:08 pm.

Get More Out of USPS Tracking:**USPS Tracking Plus®**

Delivered to Agent

Delivered to Agent for Final Delivery

COLUMBIA, TN 38401

March 11, 2023, 12:08 pm

[See All Tracking History](#)

Feedback

Text & Email Updates**USPS Tracking Plus®****Product Information****See Less ^**

Track Another Package

Enter tracking or barcode numbers



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

March 7, 2023

8th & Woodland Church C/O Dr Rose McClain
 3177 Carrington Ln
 Columbia, TN 38401

RE: Inspection: 115 E 8th St
Violation: #23-0117-PRP

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 110 Demolition	The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owners. By order of Strategic Planning, this building will need to be removed by "comply by" date. If the structure is not removed by that date, a housing board hearing will be set for 4/27/23 at 4:00PM at City Hall to request the removal of this structure via City of Columbia process.	4/6/2023

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 act 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.

Something Good Around Every Corner

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



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

Please call our office **(931) 560-1538** 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, appearing to read "Jeremy Humphrey".

Jeremy Humphrey
Property Maintenance Inspector
(931) 560-1538

PS The attached photo was taken on 3/7/2023

Site Location: 115 E 8th St



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

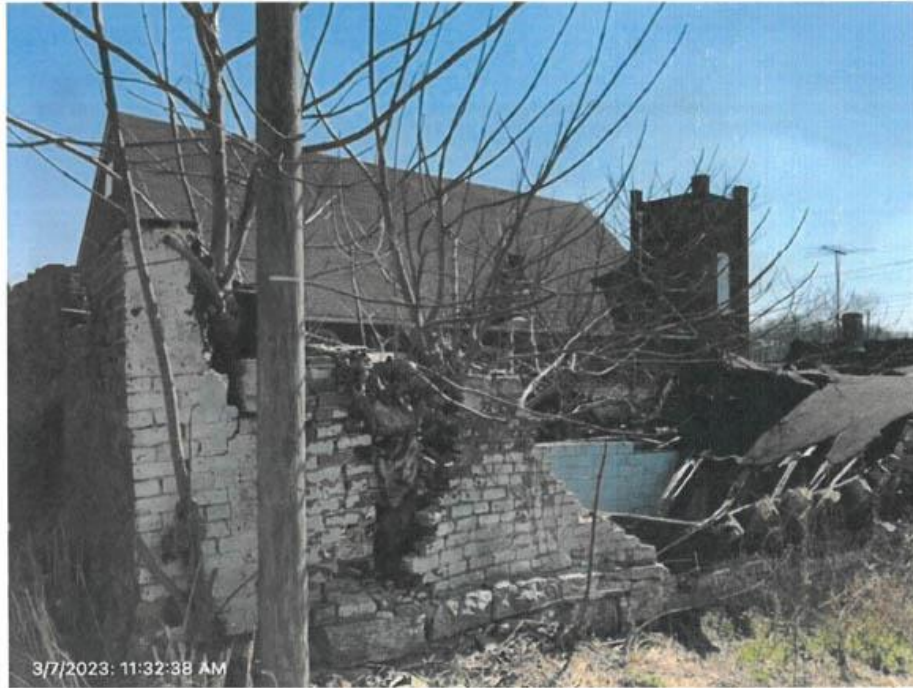


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Something Good Around Every Corner
City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541



Something Good Around Every Corner

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

Housing Board of Adjustments and Appeals**January 20, 2010**

The Housing Board of Adjustments and Appeals met at City Hall, 707 North Main Street, in the 2nd floor Conference Room 200 at 4:30 p.m. Wednesday, January 20, 2001.

Fred Behrens, Acting Chairperson, called the meeting to order and roll call was taken. Members present were, Fred Behrens, Tim Sandrell, and Mike Ford. Also present were Building Official, Johnny McClanahan; Property Maintenance Inspector, Robert Archibald; and Secretary, Patty Byrd. One guest, Greg Martin, was also present.

Approval of Minutes – Mr. Behrens made a motion to approve the minutes from the September 23, 2009 meeting. Mr. Sandrell seconded the motion. All members present voted aye. Motion passed. **Minutes approved.**

412 East 8th Street (99H A 28) owned by Willie B. Lacy – Mr. Willie B. Lacy was present at the meeting as representative for his property.

Mr. Behrens asked Mr. Lacy where he was since our last meeting. Mr. Lacy stated that he continues to have problems trying to locate a contractor to continue with the plumbing and electrical portions of this project, and, at this time, he is ready to accept the decision of the board on what is to become of this structure. He said that he is in ill health, due in large part to the stress of this situation, as well as issues with other properties he owns. He further stated that he has spent a lot of money on this project and would like to continue to try to find a contractor to resume work on the project.

Mr. Ford informed the board that he has driven by this property, and he feels the structure looks good, and it is obvious work has been done. Mr. Lacy said he could have the structure boarded up until work resumes. Mr. Ford stated that since the property is secure, he did not think it needed to be boarded. Mr. McClanahan stated this is often done as a protection from vandalism, as well as for security. Mr. Ford asked about the time frame for a boarded structure. Mr. McClanahan stated there is no time limit, but it could not be indefinite.

Mr. Ford made a motion to allow Mr. Lacy 90 days to find a contractor and resume the repairs on this structure. Mr. Sandrell seconded the motion. All members present voted aye. Motion passed. **Review in 90 Days.**

115 E 8th Street (99AD F 9) owned by Charlene Ogilvie/Rose Ogilvie McClain - Ms. McClain was not present at the meeting.

Mr. Greg Martin spoke about his concerns with the length of time the board has been considering this issue.

Mr. Ford stated that he drove by this property, and that it has been boarded up, but the roof is falling in. Mr. Archibald spoke about the poor condition of the property. He said the roof was one of the issues along with the other items that were initially addressed by him, beginning in February, 2009. He confirmed that none of the items which were to be addressed from previous letters and meetings, except for the boarding up of the structure, have been taken care of. Mr. Archibald pointed out that this structure is a danger to the public. Mr. Ford asked if it has been deemed to be a historical structure. Mr. Archibald said that has never been proven by the owner, but was one of the items which were to be addressed several months ago. Mr. McClanahan presented a photographic slide show of the structure in its current condition. Concern was voiced by all in regard to no communication from the owner since being asked to provide the needed information for board recommendation.

Mr. Sandrell made a motion to proceed with the demolition of this structure. Mr. Ford seconded the motion. All members present voted aye. **Ms. McClain will be notified by the Code Administration Department of the decision. She will be given a 30 day option to have the structure demolished herself, or The City will proceed with the demolition and bill her for the work, to include an administration fee.**

401 Armstrong Street (89M E 30.01) owned by Robert D. and Tammy G. Hatcher – Mr. Hatcher stated he continues to work on this project, and he continues to have problems with vandalism. He said he intends to use part of the building for storage, and he hopes to be able, at some point, to rent out the three lower level apartments. Mrs. Hatcher stated that they have maintained the property... mowing, trash pick up. Mr. Ford asked when they expected to be able to do have the building in a useable condition. Mr. Hatcher said it would probably be about March.

Mr. Ford made a motion to allow Mr. and Mrs. Hatcher an additional 90 days to work on this project. Mr. Sandrell seconded the motion. Motion passed. All presented voted aye. **Review in 90 days.**

Old Business – 107 Riverside Drive – Owned by Tim Yeager – Mr. McClanahan stated that Mr. Yeager has done work on his shed/garage, which was voted by the board to be demolished at the last meeting. He said it is now structurally sound. Mr. McClanahan asked if the board could repeal this demolition order.

Mr. Ford stated that the board could vote on this issue based on Mr. McClanahan's recommendation.

Mr. Behrens called for a vote. All members present voted aye. **The demolition order for this structure has been repealed.**

Adjournment - With no further business to consider, Mr. Behrens made a motion to adjourn the meeting. Mr. Sandrell seconded the motion. All members present voted aye. Motion passed. The meeting adjourned at 5:15 p.m.

Housing Board of Adjustments and Appeals**June 28, 2018**

The Housing Board of Adjustments and Appeals met at City Hall, 700 N Garden St, basement floor, Conference Room A at 4:00 p.m., Thursday, June 28, 2018.

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; Ron Beck; Timothy Thomas; Kevin Whitehead; and Joe Williams. Also present from the City of Columbia were Johnny McClanahan, Chief Building Official; Amy Slaughter, Building Inspector; and Kera Lopp, Housing Board Secretary.

Approval of Minutes: Mr. Whitehead made a motion to approve the minutes from April 26, 2018 meeting. Mr. Williams seconded the motion. All members present voted aye. Motion passed. Minutes approved.

The following agenda items were discussed:

HBA-2018-003, 133 Overlook Pl, Owned by Phillip Johnson - Mr. Johnson was not present for the meeting.

The City of Columbia Codes Division recommends the structure located at 133 Overlook Pl to be demolished. Mr. McClanahan explained to the board that the structure has been damaged due to fire.

The board made discussion concerning the property. Mr. Whitehead made a motion for home owner or insurance company to provide a letter of intent within 2 weeks. If not received, demolition permit should be acquired and acted upon. If no action is taken, the City of Columbia shall demolish the structure. Mr. Williams seconded the motion. All members present voted aye. Motion passes.

HBA-2018-004, 115 E 8th St, Owned by 8th & Woodland Church c/o Dr. Rose McClain - Dr. Rose McClain was present for the meeting to represent 8th & Woodland Church.

The City of Columbia is requesting to reaffirm the demolition approval from January 20, 2010 for the structure located at 115 E 8th St. Mr. McClanahan gave explanation to the board on the current standing of the property.

Chairman, Mr. Ford, made comments that he felt ample time was given in the matter and the previous approved order still stood concerning the demolition of 115 E 8th St. Discussion was continued by the board members.

Mr. Patrick Carter spoke on behalf of Wolaver, Carter and Heffinton, a nearby business owner located at 809 S Main St, who made concerns about the safety and appearance of the collapsed structure to the downtown community.

Dr. Rose McClain addressed the board concerning both the community's interest on the property.

Mr. Williams made a motion to reaffirm the standing order made on January 20, 2010 to give the owner 30 days to demolish the structure before the City of Columbia proceeds with demolition. Mr. Beck second the motion. Motion passed with a 4 to 1 vote with Mr. Thomas voting nay. Motion passes.

There being no further business before the board at this time, Mr. Ford called for a motion to adjourn at approximately 4:32 p.m. Mr. Whitehead made the motion to adjourn, and Mr. Thomas seconded the motion. All members present voted aye. Motion passes. Meeting adjourned.

ESTES-RUSSELL ENGINEERING

Structural Assessment

DAVID W. CARTWRIGHT, PE
PRINCIPAL STRUCTURAL ENGINEER
ESTES-RUSSELL ENGINEERING
2 INTERNATIONAL PLAZA – SUITE 410B
PO BOX #146
NASHVILLE, TN 37217
615-934-2256
dcartwright@estesrusselleng.com

PROJECT: 115 EAST 8TH STREET FUNERAL HOME
LOCATION: COLUMBIA TN

PROJECT NO.: 180123

PURPOSE

An engineering evaluation was performed Wednesday, September 12, 2018, specifically to investigate the structural integrity of the existing funeral home structure located at 115 East 8th street in Columbia, Tennessee.

DESCRIPTION

The funeral home structure located at 115 East 8th Street in Columbia, Tennessee is an older (early-1900's) one-story wood-framed and brick structure located uphill on the north side of the street. It is positioned on a moderately-sloped lot, immediately adjacent to the older church building.

It had a low-sloped roof, covered with a membrane material, wood planking, and wood rough-sawn wood rafters. One main chimney was installed. There are large wood openings on the front side, including a vehicle door and a large storefront window and door.

The main floor was elevated above a short crawlspace. It is framed out of rough-sawn lumber that bears on a stacked stone foundation. The exterior walls were constructed out of three-wythe brick.

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

Page 2



Photo #01: Site Plan (Courtesy Google Earth)

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #02: Site Plan (Courtesy Google Earth)

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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CODES

The City of Columbia, Tennessee is governed by:

- 2012 International Building Code
- 2012 International Existing Building Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Plumbing Code
- 2012 International Fire Code
- 2009 Energy Conservation Code
- 2006 International Property Maintenance Code

CURRENT STRUCTURAL CONCERNS

- Collapsed roof
- Severely damaged brick walls
- Some signs of exterior wall shifting out of plane (bowing)
- Collapsed interior walls
- Collapsed interior floor framing
- Severe damage around window frames
- Many signs of door and window framing racking

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #3: Front Elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #4: Front elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #5: Cracking in front exterior wall, damaged window frames

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #6: Left Side Elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #7: Left side wall

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #8: Damaged roof framing, brick walls, roofing.

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #9: Damaged walls bowing out of plane

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #10: Collapsed roof and damaged walls

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #11: Collapsed roof and damage walls

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #12: Collapsed roof

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #13: Collapsed roof and damaged wall

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #14: Rear elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #15: Severely damaged rear brick wall

ESTES-RUSSELL ENGINEERING***STRUCTURAL ASSESSMENT***

Page 18



Photo #16: Brick on existing stone foundation on right side

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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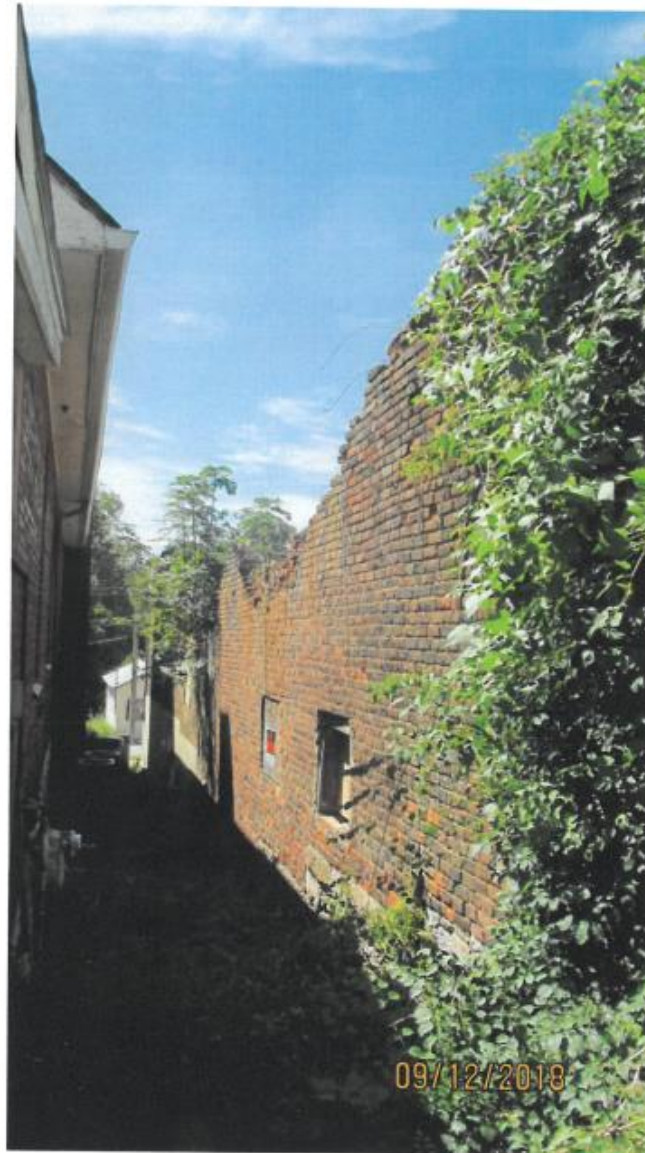


Photo #17: Damaged right side wall

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #18: Brick on Stone Foundation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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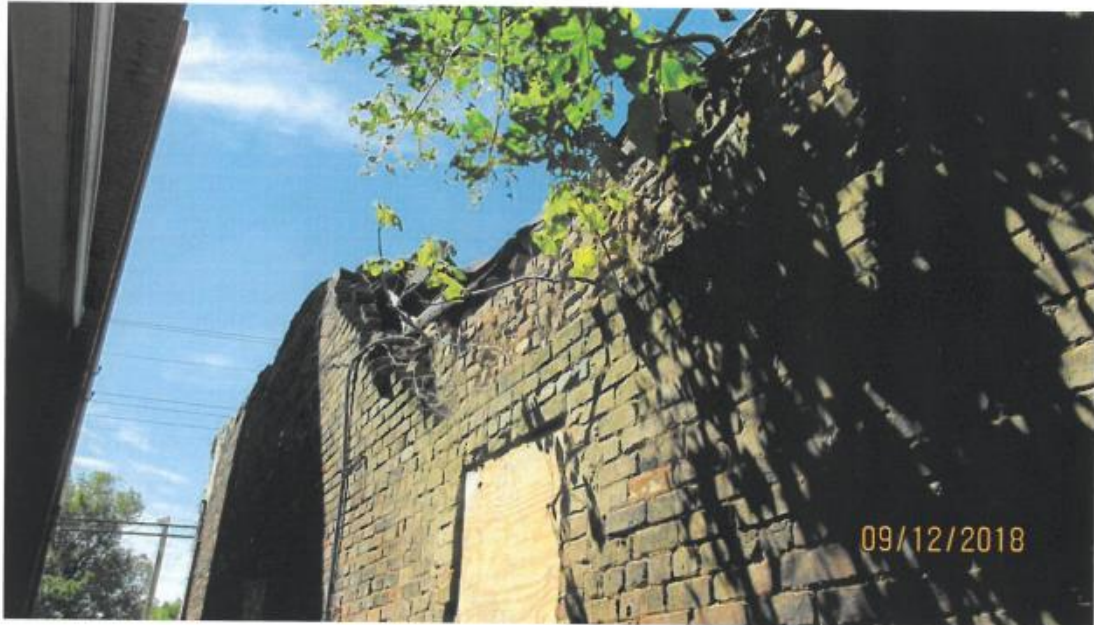


Photo #19: Damaged wall on right side

Docket Number:

HBA- 2023-002

Property Information:715 W 7th St (100C B 8.00) Sadek Mina & Fanous Kamel – registered owner**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 715 W 7th Street hasn't been properly maintained for some time. The structure has severe wood rot. This structure has been vacant for several years. A certified letter was sent to registered property owners August 25, 2022. This property has been abandoned is a blight and a safety hazard for the citizens in the neighborhood and to the community. There are no valid permits issued on this property. Property owner was cited into Municipal City Court 11/3/2023 for property maintenance. Sadek Mina Fanous Kamel, entered a guilty plea on December 13, 2022. Follow up for court was February 28, 2023. Mr. Kamel failed to respond or appear for scheduled hearing. Default judgement \$50.00 a day fine beginning February 28, 2023. April 5, 2023 Order of Judgement was filed in Adult Municipal Court.

Supporting Documents:

Exhibit #1 - Tax information card

Exhibit #2 - Photos

Exhibit #3 – Citation for Municipal City Court

Exhibit #4 -Order of Judgement

Exhibit #5 – Property Maintenance Letter

Parcel Details

MAURY COUNTY, TN | TAX YEAR 2023

Property Owner and Mailing Address

January 1 Owner
SADEK MINA & FANOUS KAMEL
833 PIPERS LN
BRENTWOOD TN 37027

Value Information

Land Market Value:	\$32,500
Improvement Value:	\$209,300
Total Market Appraisal:	\$241,800
Assessment Percentage:	40%
Assessment:	\$96,720

County Information

County Number: 060

Reappraisal Year: 2022

Property Location

Address: W 7TH ST 715

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
100C	B	008.00		000

Additional Information

General Information

Class: 08 - Commercial

City #: 156

Special Service District 1: 000

District: 09

Number of buildings: 1

Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC

Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City: COLUMBIA

Special Service District 2: 000

Neighborhood: Z42

Number of mobile homes: 0

Utilities - Electricity: 01 - PUBLIC

Zoning:

Building Information - Residential

Building #: 1

Improvement Type: 02 - DUPLEX

Exterior Wall: 04 - SIDING AVERAGE

Heat and AC: 2 - WALL/FLOOR FURNACE

Quality: 1 - AVERAGE

Square Feet of Living Area: 1712

Foundation: 02 - CONTINUOUS FOOTING

Roof Framing: 02 - GABLE/HIP

Cabinet/Millwork: 03 - AVERAGE

Interior Finish: 10 - PANEL-PLAST-DRYWALL

Bath Tiles: 00 - NONE

Shape: 01 - RECTANGLE

Stories: 1.00

Actual Year Built: 1920

Plumbing Fixtures: 9

Condition: AV - AVERAGE

Floor System: 04 - WOOD W/ SUB FLOOR

Roof Cover/Deck: 03 - COMPOSITION SHINGLE

Floor Finish: 11 - CARPET COMBINATION

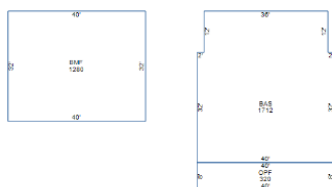
Paint/Decor: 03 - AVERAGE

Electrical: 03 - AVERAGE

Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,712
BMF - BASEMENT FINISHED	1,280
OPF - OPEN PORCH FINISHED	320

Building Sketch: 

Outbuildings & Yard Items

Building/Card#	Type	Description	Units
1	DRW - DRIVEWAY		1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument 	Qualification
5/20/2022	\$241,500	R2844	1179	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/20/2022	\$230,000	R2844	1004	I - IMPROVED	WD - WARRANTY DEED	L - LIMITED
6/8/2021	\$180,000	R2743	426	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
6/8/2021	\$250,000	R2743	431	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
11/26/2018	\$90,000	R2530	146	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
12/29/2010	\$0	R2139	1405		-	-
11/24/2004	\$75,000	R1830	276	I - IMPROVED	WD - WARRANTY DEED	L - LIMITED
7/12/1995	\$0	1258	724		-	-
11/4/1993	\$425,000	1201	753	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
9/30/1988	\$66,000	799	455	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/18/1988	\$10	797	207	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
2/6/1986	\$0	747	511		-	-

Land Information

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













CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1540

CITATION		Number: 22-1543-PRP
DEFENDANT		
Name: Sadek Mina Fanous Kamel Address: 833 Pipers Ln. Brentwood TN 37027 Telephone Number: Location of Offense: 715 W 7th St Date of Violation: 8/25/2022 Date of Citation: 11/3/22 Incident Type: Property Maintenance Time of Citation: 0900		
YOU ARE HEREBY SUMMONED TO APPEAR PERSONALLY BEFORE THE JUDGE OF THE COURT DESIGNATED BELOW:		
City of Columbia Municipal Court 700 North Garden Street Columbia, TN 38402 (931) 560-1520		
Time: 8:30 AM ON THE 12th DAY OF December 2022 To answer the charge of: - IPMC 304.2, Exterior Surfaces Must Be Maintained - IPMC 304.13.1, Glazing - IPMC 304.11, Chimneys and Towers Must Be Maintained - IPMC 304.7, Roofs and Flashing Must Be Maintained. - IPMC 304.10, Stairways, Decks and Porches Must Be Maintained - IPMC 304.4, Structural Members Must Be Maintained - IPMC 304.5, Exterior Walls Maintained		
<i>J. Hughes</i> (Copy) Code Enforcement Officer		
I agree to appear in the Columbia Municipal Court at the time and place set forth above. I understand the nature of the charge(s) against me.		
Signed: _____ Certified signature to stand as acceptance NOT AN ADMISSION OF GUILT		

Sadek Mina Fanous Kamel



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1540



Default Judgment granted. Pay costs,
\$50.00 fine. Any per diem fine
reserved.

Joe Helle
12/13/22

A appeared late. Default set aside.
A entered guilty plea. Anticipates permit being
issued w/in 30 days & work will ~~begin~~ begin.
Costs & fine reserved. Reset 2/28/22.
To be dismissed if work has begun.

Joe Helle
12/13/22