

**BUILDING ENFORCEMENT AGENCY MINUTES
MEETING, COUNCIL CHAMBERS NOVEMBER 16TH, 2021 @ 2:30**

MEMBERS PRESENT: MAYOR HAROLD MILLER, COUNCILMAN, GEORGE ASH, JEFFREY D. OINONEN P.E.

STAFF: CODE OFFICIALS, MATT BURSKEY, MATT LAMP, ADMINISTRATIVE ASSISTANT, PAM FAIR

1. Roll Call
2. Approval of the minute's October 19th, 2021

ASH: So, moved

OINONEN: Second

Communications: None

3. New Hearings
 - a. Napoleon Crane, 3905 Adams St. (Single Family Dwelling.)

LAMP: The City of Weirton Inspections Department received a complaint concerning 3905 Adams Street on January 27, 2021. Former inspector inspected the property on July 10th, 2020 and found the property in violation of Article 557, high weeds/debris and several property violations. The owner, Napoleon Crane. No Notice of Violations were initially sent, I took over the complaint in November 2020. I sent a notice of violation to the property owner with no response. There was confusion over who the actually property owner was at first. After gathering more information from the county accessor, I had the judge sign a search warrant that was conducted on October 20th, 2021.

Due to the condition of the house as well as the lack of maintenance, it would be economically unfeasible to bring this structure into code compliance. The house is assessed at \$19,200 and valued at \$32,000. Therefore, with the facts presented to you today, it is my opinion that this structure should be demolished pending an asbestos investigation.

EXTERIOR

304.7 Drainage. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. The gutters are missing or falling off.

304.2 Protective treatment. All exterior surfaces shall be maintained in good condition. The walls have holes in the exterior and rotting/peeling paint.

304.7 Roof. The roof and flashing shall be sound, tight and not have defects that admit rain. Roofing isn't sound has holes and water leaking into the interior.

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth. Yard is overgrown in many parts with bushes/weeds/high grass.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads. Foundation seems to be deteriorating.

304.6 Exterior walls. 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. Missing windows around basement as well as deterioration around missing windows.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, all shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Deck is missing stairs and railings/guards.

INTERIOR

305.3 Interior Surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. There are holes in the walls and ceiling also have chipped and peeling paint.

308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. There is rubbish and garbage scattered throughout the interior of the house.

504.1 Plumbing General. All plumbing fixtures shall be properly installed and maintained in a safe, sanitary and functional condition. The bathtub is in very poor condition.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads. Floors seem to slope in many different areas of the house.

b. George Keeper, 4329 Brooke St. (Detached Garage only.)

The City of Weirton Inspections Department received a complaint concerning 4329 Brooke Street on July 7, 2021. I inspected the property on July 8th, 2020 and found the property in violation of Article 557, high weeds/debris. The owner, George Keeper. No Notice of Violations were initially sent, after noticing property violations I needed to acquire a search warrant for interior, neighbors were concerned people were breaking into the property. I sent a notice of citation to the property owner with no response.

Search warrant was carried out on September 29th, 2021 and there was no reason for demolition of home. The garage (accessory structure) is in disrepair though.

Due to the condition of the garage as well as the lack of maintenance, it would be economically unfeasible to bring this structure into code compliance. The house is assessed at \$28,020 and valued at \$46,700. Therefore, with the facts presented to you today, it is my opinion that this structure should be demolished pending an asbestos investigation.

EXTERIOR

302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Garage is in complete disrepair roof has caved in as well as shifted, windows are busted out and doors are no longer operable.

4. Administrative Business

- a. Michael Bernotas, 416 Wayne Ave. (Single Family Dwelling.)

BURSKY: We have advertised for the bids on this one. They are due on December 1st. Once we get our bids, we can get our resolutions done and get it in front of council. I recommend we carry it over.

OINONEN: So, moved

ASH: Second

MAYOR: All in favor I.

- b. Chan Ho Lok, 3405 Orchard (Single Family Dwelling.)

BURSKY: I spoke with the city attorney. He drafted a letter and the mayor respond. I mailed them the letter along with the BEA appeal process and posted both letters onto the house and did a legal ad. I was going to give 20 days from when I posted it. That will be up on November 29th. I will then proceed with the demolition if I receive no appeal. I recommend we carry this over.

OINONEN: So, moved

ASH: Second

MAYOR: All in favor I.

- c. Donald Glasure/Elizabeth Glasure (PHH Mortgage Services Leinholder)
3611 West St. (Single Family Dwelling.)

BURSKY: This has been bought by Fannie Mae. They have contracted with Pulice Construction. There will be no city funds used for this only the asbestos.

ASH: Do we put a lien on the property.

BURSKY: No, it only cost about 100.00. It's not worth the expense.

ASH: I recommend we remove this from the agenda since the city funds will not be used.

OINONEN: Second.

MAYOR: All those in favor I.

d. Vandella Hearn 341 Greenbrier (Single Family Dwelling.)

BURSKEY: This has been demoed. I recommend we remove this from the agenda

ASH: So, moved.

OINONEN: Second

MAYOR: All those in favor I.

e. Larry Flati/Melissa Mastrantoni 143 South 11th St. (Single Family Dwelling.)

f. Cody Stevens, 731 Cove Rd. (Single Family Dwelling.)

BURSKEY: We are just waiting on Pulice to demo e and f. I recommend we carry these over.

ASH: So, moved.

OINONEN: Second

MAYOR: All those in favor I.

Note** Discussion on whether to have a meeting in December.

OINONEN: I make a motion to have our next BEA meeting on January 18th, 2022.

ASH: Second.

MAYOR: All those in favor I.

MAYOR: Do I have a motion to adjourn?

ASH: So, moved.

OINONEN: Second

MAYOR: All those in favor I.

ADJOURNMENT