

CITY OF HIGH POINT AGENDA ITEM



Title: Ordinance to Demolish – 112 Chase Ave.

From: Thanena S. Wilson, Interim Director
Community Development & Housing

Meeting Date: 1/18/2022

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 112 Chase Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/4/2021. No action occurred by the compliance date of 9/6/2021. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

112 Chase Ave.

OWNER:

Christopher Alvarez & Domitila S. Cordoba

**REASON FOR
INSPECTION:**

Referral from HPPD in November 2019

**FIRST
INSPECTION:
11/5/2019**

Summary of Major Violations

1. Repair or replace all floor joists, subfloor and floor covering
2. Repair or replace required plumbing fixtures
3. Provide proper support for flooring system
4. Provide heating system

**HEARING
RESULTS:
8/4/2021**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
8/4/2021**

Order to Repair or Demolish
Date of Compliance 9/6/2021

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Local Codes had originally started a minimum housing case in November of 2019, after receiving a complaint from the police department. The case was restarted in 2021 since we did not believe we had properly served all parties of interest. A new case was started in July of 2021, which all parties were properly notified.

On July 29, 2021 Brandon Alvarez contacted the case manager and informed her that he and his father would be coming back to High Point to make the repairs on the home. Mr. Alvarez stated that they had hired someone in 2019 to repair the flooring, but that the material was stolen by people who were squatting in the neighborhood. The inspector explained the minimum housing process to Mr. Alvarez.

On August 2, 2021, Brandon Alvarez emailed the inspector and stated that they would not be able to come back and start working on the house until the first part of 2022, but they would definitely secure the property and close it up in the meantime. They did not do that, therefore the city had to have the property secured in August of 2021, and previously in April of 2020.

Additionally, the city had to notify the property owner of public nuisance violations 5 times in 2021. The city had to abate them each time and place a lien on the property for the cost.

The Guilford County property taxes are delinquent in the amount of \$2,427.67 for the years of 2018, 2019, 2020 and 2021.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

112 Chase Ave

Christopher Alvarez &
Domitila Soto Cordoba
1701 Blossom Ln. Apt 6
Madison, WI 53716

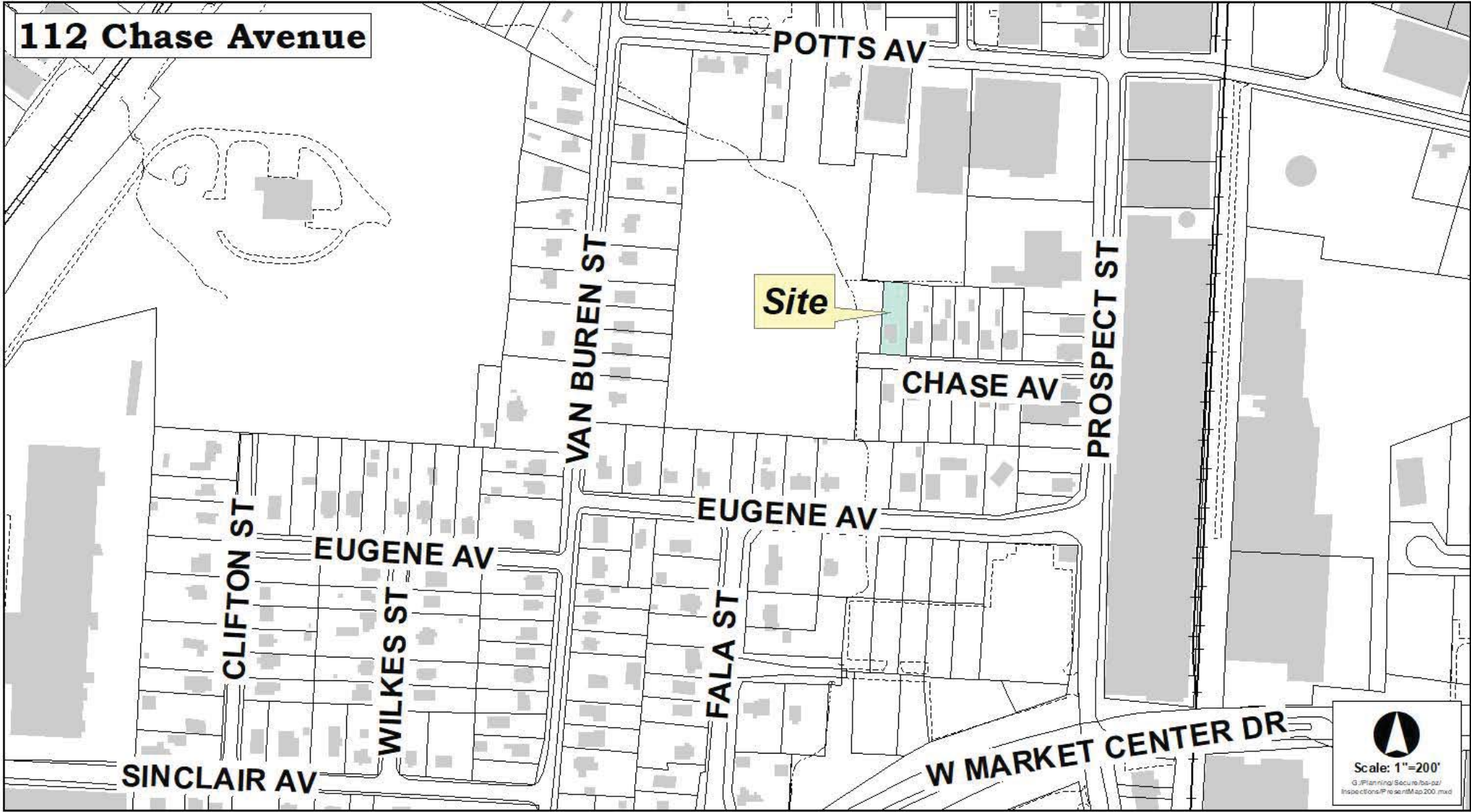
SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 18th day of January, 2022

Lisa B. Vierling, City Clerk

112 Chase Avenue



Site

Scale: 1"=200'
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