

# CITY OF HIGH POINT AGENDA ITEM



**Title:** Ordinance to Demolish – 1110 Blain Street

**From:** Mike McNair, Director Community Development and Housing

**Meeting Date:** March 21, 2016

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

- A. Staff report
- B. Ordinance to Demolish
- C. Map
- D. Pictures

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## **PURPOSE:**

A request by Community Development and Housing to adopt an ordinance authorizing the demolition of a single family dwelling located at 1110 Blain Street

## **BACKGROUND:**

After a Notice of Violation was issued and a hearing held, an Order to Repair or Demolish was issued on August 12, 2015. No action occurred by the compliance date of March 13, 2013. The necessary repairs to the dwelling exceed its current tax value and demolition is warranted.

The owner requested extensions due to pending litigation with the insurance company regarding the claim. Staff worked with the owner in good faith that the owner to make repairs or removed the structure. To date, the structure has not been removed or repairs started.

## **BUDGET IMPACT:**

Funds are available in the Department budget for the demolition and asbestos testing of the structures(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 the accessory structure based upon the enclosed staff report

## **PENDING ACTION:**

The ordinance becomes effective 30 days from the adoption date. If there has been 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, then the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING  
LOCAL CODE ENFORCEMENT**

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

1110 Blain Street

**OWNER:**

CBC Investment Properties, LLC

**FIRST  
INSPECTION:**

11-16-2012

Summary of Major violations:

- Fire on the exterior rear wall
- Fire damaged ceiling joists
- Fire damaged roof at rear of the building
- Holes in the ceiling
- Fire damaged rear porch flooring
- Inoperable heating system

**HEARING  
RESULTS:**

12-13-2013

The owner did appear for the hearing to discuss violations. During the hearing, the following findings of fact were established. There are numerous violations of the Minimum Housing Code. There are structural violations creating an unsafe dwelling due to the extensive fire damaged condition of the dwelling. In its present state, necessary repairs to the dwelling exceed 50% of the current tax value of the structure. The Guilford County Tax value of the dwelling is \$1,700.00. The repair estimate is \$40,300.00

**ORDER(S)  
ISSUED:**

12-13-2013

Order to Repair or Demolish  
Compliance Date: 3-13-2013

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

There have been no permits issued and repairs have not started.

**EXTENSIONS:**

The owner requested two 90 –day extensions due to the fact that they were in litigation with the insurance company over the settlement which were granted.

**CURRENT  
STATUS:**

Conditions remain the same.

AN ORDINANCE REQUIRING THE 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

1110 Blain Street  
High Point, NC

OWNER (S)

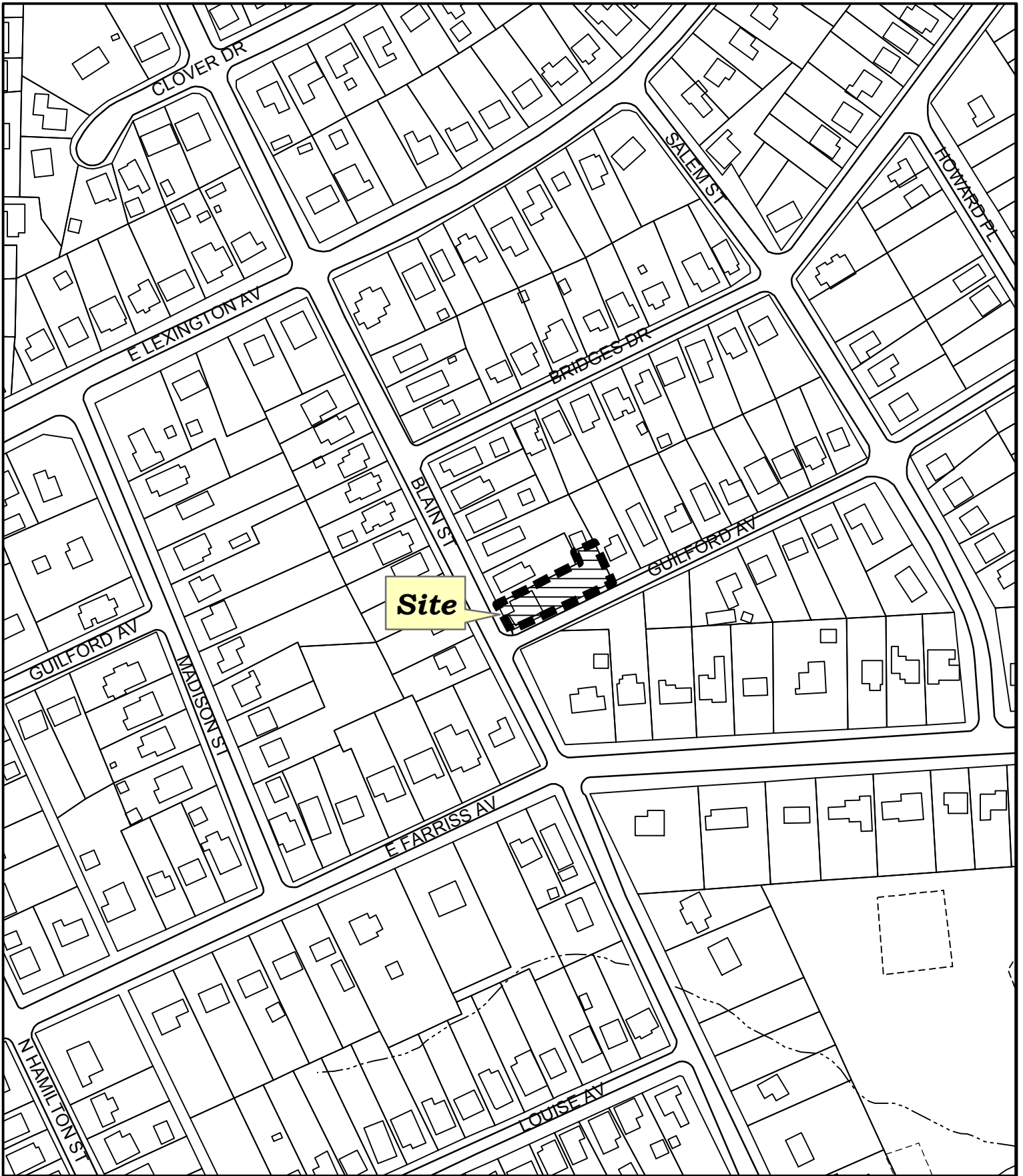
CBC Investment Properties, LLC  
6211 Hickory Creek Rd  
Winston Salem, NC 27107

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 21<sup>st</sup> day of March, 2016

Lisa B. Vierling, City Clerk



**1100 Blain Street**

**Ordinance to Demolish**



**Location of subject property**

**Planning and Development  
Department**

**City of High Point**

**Date: February 4, 2016**



**Scale: 1"=200'**

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ord-demo.mxd









