

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 524 Roy Ave.

**From:** Michael E. McNair, Director  
Community Development & Housing

**Meeting Date:** 4/18/2022

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:** A. Staff report  
B. Ordinance to Demolish  
C. Photos  
D. Maps

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 524 Roy Ave.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/5/2019. No action occurred by the compliance date of 12/5/2019. 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:**

524 Roy Ave.

**OWNER:**

Sonia Elizabeth Portillo

**REASON FOR  
INSPECTION:**

Received complaint from citizen about the house

**FIRST  
INSPECTION:  
10/21/2019**

Summary of Major Violations

1. Repair or replace roof covering
2. Repair or replace ceiling & wall material throughout
3. Repair or replace siding on exterior
4. Install required plumbing fixtures
5. Repair or replace missing/broken water and drain lines

**HEARING  
RESULTS:  
11/4/2019**

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:  
11/5/2019**

Order to Repair or Demolish  
Date of Compliance 12/5/2019

**APPEALS:**

None

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

Permit RC-20-0696 issued for repairs on 9/17/2020. The inspector spoke with Mr. Portillo (owner's husband) in November and December of 2020, and he indicated they were making repairs. In July of 2021 the inspector advised Mr. Portillo that no inspections had been called in on their permit and that the case may be referred to City Council for demolition if work doesn't progress and pass inspections. The inspector contacted Mr. Portillo again in August of 2021, stressing the importance of performing work, calling in inspections and passing inspections. First inspection was finally requested in October of 2021. January of 2022 the inspector met Mr. Portillo to do an interior inspection of the property, where he determined repairs were not consistently being made on the property, Mr. Portillo was made aware that it would probably go to City Council to request an ordinance for demolition.

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)

524 Roy Ave.

Sonia Elizabeth Portillo  
6514 Wisteria Dr. Apt 4  
Charlotte, NC 28210

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

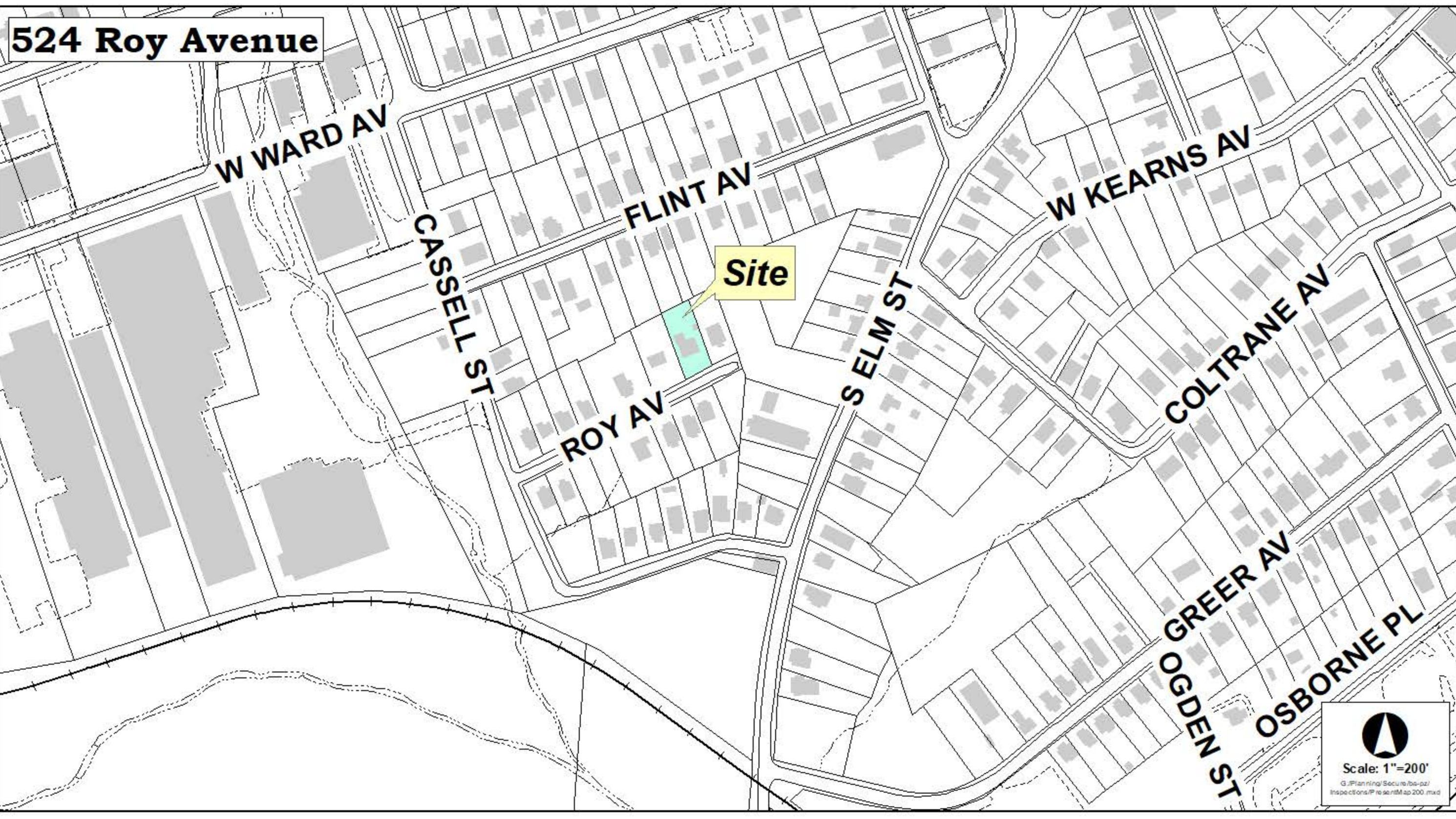
SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

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

Lisa B. Vierling, City Clerk



# 524 Roy Avenue



Scale: 1"=200'

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07 April 2022





07 April 2022





**Builders**  
FirstSource

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**homeGUARD**

housewrap by **OX**

**oxep.com**

Control Number: 5309643  
Certified To: ICC-ES AC308

Control Number: 5309943  
Certified To: ICC-ES AC308

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