

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 900 Anderson Pl.

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

**Meeting Date:** 5/2/2022

**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 900 Anderson Pl.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/7/2020. No action occurred by the compliance date of 2/7/2020. 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:**

900 Anderson Pl.

**OWNER:**

Emis Chirinos (purchased 7/14/2020)  
Lis Pendens recorded 12/19/2019

**REASON FOR  
INSPECTION:**

Received complaint from tenant

**FIRST  
INSPECTION:  
12/12/2019**

Summary of Major Violations  
1. Repair or replace rotten/broken floor joists/ledger strips  
2. Repair or replace rotten sections on the band around the house  
3. Repair or replace rotten window casings  
4. Repair or replace rotten rafters & ceiling joists  
5. Repair or replace roof sheathing & covering

**HEARING  
RESULTS:  
1/6/2020**

The owner Judy Martin did appear for the Hearing. Ms. Martin stated she did not have the money to make the repairs but will talk to a contractor and let the inspector know her plans. 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:  
1/7/2020**

Order to Repair or Demolish  
Date of Compliance 2/7/2020

**APPEALS:**

None

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

This property was sold to the current owner on 7/14/2020. The inspector spoke with Ms. Chirinos on 10/12/2020, who stated they plan to repair the property and use as their primary residence. The inspector let them know they would need to obtain permits and make progress on the house to keep it from being referred to City Council.

On 10/14/2020, Ms. Chirinos called the Code Enforcement Manager and stated they didn't know there was a housing case on the property when they purchased it. I recommended they seek legal advice for further guidance on their rights. Ms. Chirinos stated they didn't have the money to make the repairs and will try to sell it.

The inspector tried to call Ms. Chirinos on 12/28/2020 and left a voicemail.

The inspector called Ms. Chirinos again on 1/26/2021 and left a message stating the case may be referred to City Council for demolition. She called the inspector back and stated she was at work but would call him back later that day.

On 2/8/2021 and 2/9/2021 the inspector spoke with Ms. Chirinos about the property. She stated they want to make repairs, but they don't have the money. The inspector advised they would need to obtain permits and begin work on the house, in order for additional time to be granted.

On 2/14/2021 the Code Enforcement Manager emailed Robby Stone (then asst. director of Public Services) about a claim Ms. Chirinos made about a stormwater issue causing damage to the house, giving him her name and phone number. Mr. Stone emailed back stating they checked into her concern but did not recognize any stormwater issue that the city would assist with. He did call Ms. Chirinos and left a message along with his name and phone number to contact with any questions.

Owner's obtained permit for repairs – RC-21-0185 issued 3/9/2021.

Inspector met with the owner at the property 12/8/2021, they stated have run out of money and it will be next year before they can began making repairs again. The inspector reminded them that the building inspector made a note on their building permit that they need to call in for electrical and plumbing rough inspections (they called in for a framing inspection but failed due to needing rough inspections for trades).

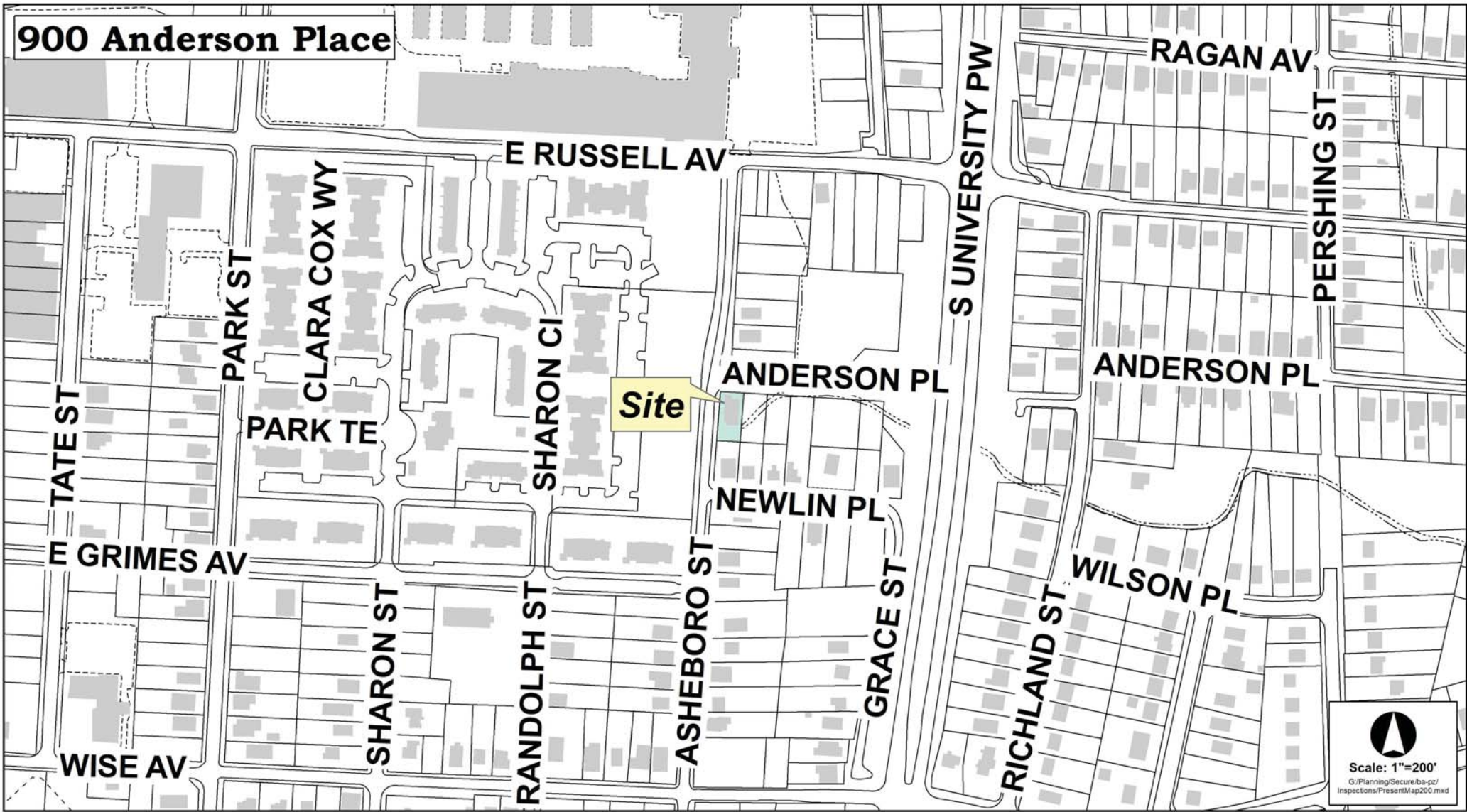
On 1/6/2022, Ms. Chirinos called and spoke with the Code Enforcement Manager asking for 30 days to allow for windows to be put in and plumbing started. She stated the windows were special order and it cost \$2,000.00. The extension was granted.

The inspector spoke with Ms. Chirinos on 2/28/2022, who stated she had been trying to get in touch with the plumber and set up a time to make an inspection of the property on 3/2/2022 @ 3:30 pm.

The inspector did miss the appointment with Ms. Chirinos on 3/2/2022.

On 4/7/2022 the inspector tried to reach out to Ms. Chirinos again but left a voice message.

As of 4/22/2022, no inspections have been recorded for RC-21-0185 since 10/04/2021.



Scale: 1"=200'

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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)

900 Anderson Pl.

Emis Chirinos  
1114 Dartmouth St.  
High Point, NC 27260

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 2nd day of May, 2022

Lisa B. Vierling, City Clerk





07 April 2022





07 April 2022





07 April 2022





07 April 2022