

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 512 Denny St.

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

Meeting Date: 3/7/2022

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 512 Denny St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/13/2020. No action occurred by the compliance date of 12/14/2020. 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:**

512 Denny St.

OWNER:

Felix and Kenia Martinez-Puente

**REASON FOR
INSPECTION:**

Received complaint from citizen

**FIRST
INSPECTION:
10/27/2020**

Summary of Major Violations

1. Repair or replace roof and roof covering
2. Repair or replace outside band, rotten
3. Repair or replace falling wall & ceiling material throughout
4. Repair or replace rotten ceiling & floor joists
5. Repair or replace required plumbing fixtures

**HEARING
RESULTS:
11/10/2020**

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:
11/13/2020**

Order to Repair or Demolish
Date of Compliance 12/14/2020

APPEALS:

None

**OWNER
ACTIONS:**

Permit RC-20-0835 issued 11/9/2020

ADDITIONAL:

The inspector spoke to the owner on 10/15/21. He advised the inspector that money is tight, and he was getting material when he can. He said he was going to get started on the work in about two weeks and start getting his trades inspections. The inspector had advised him he needed to get the work started because it could still go to council to request a Demolition Ordinance.

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)

512 Denny St.

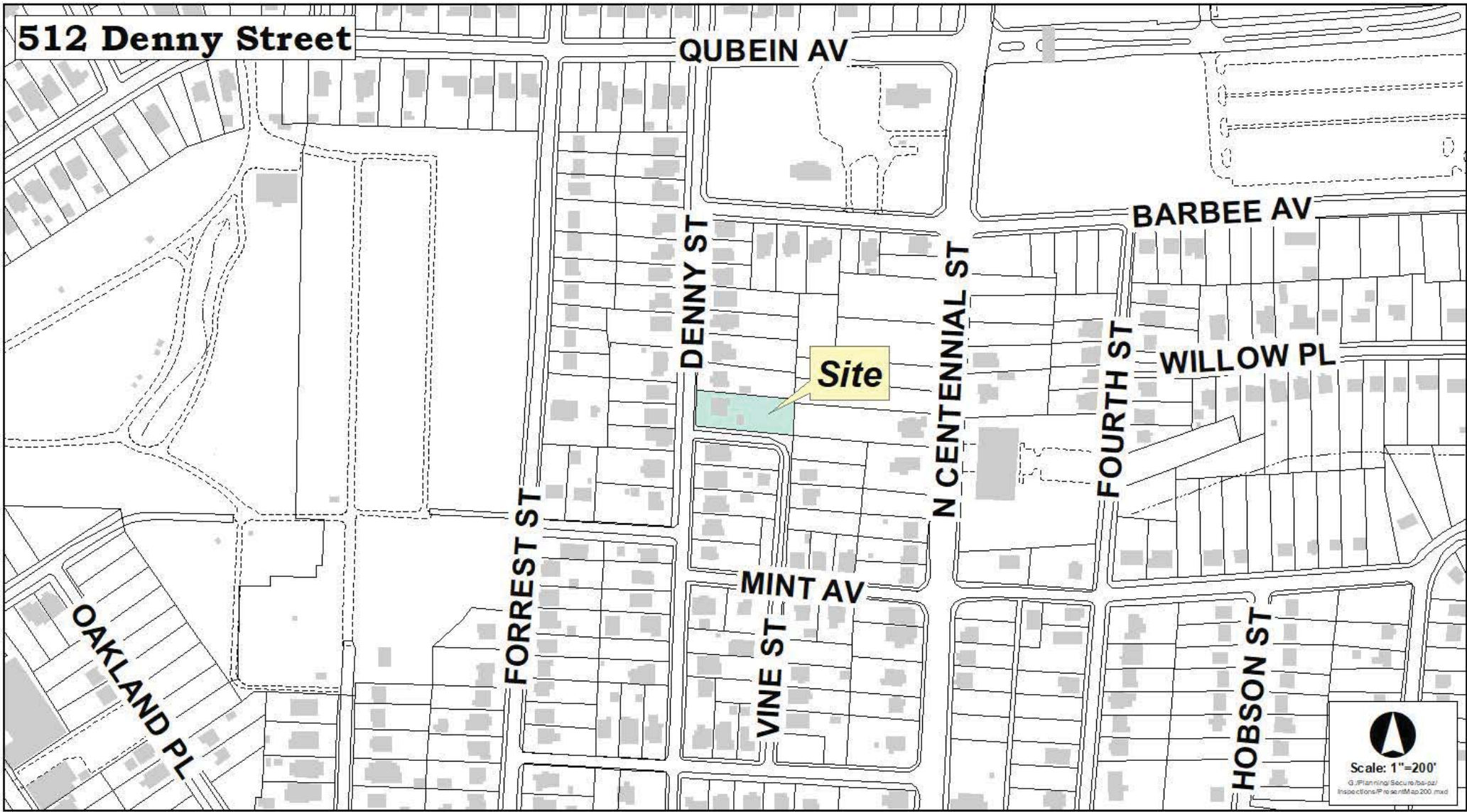
Felix & Kenia Martinez-Puente
500 Denny Rd.
High Point, NC 27262

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 7th day of March, 2022

Lisa B. Vierling, City Clerk





25 February 2022



25 February 2022



25 February 2022



25 February 2022