

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 208 Vail Avenue

From: Lee Burnette, Planning & Development
Director

Meeting Date: July 20, 2015

Public Hearing: No

Advertising Date: N/A

Advertised By:

Attachments:

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

PURPOSE:

A request by Planning and Development – Inspection Services to adopt an ordinance authorizing the demolition of a single family dwelling and accessory structure located at 208 Vail Avenue.

BACKGROUND:

After a Notice of Violation was issued and a hearing held, an Order to Repair or Demolish was issued on February 11, 2015. No action occurred by the compliance date of May 11, 2015. The necessary repairs to the dwelling exceed its current tax value and demolition is warranted.

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.

**DEPARTMENT OF PLANNING AND DEVELOPMENT
INSPECTION SERVICES DIVISION
HOUSING ENFORCEMENT**

ORDINANCE REQUEST: Ordinance to Demolish

PROPERTY ADDRESS: 208 Vail Avenue

OWNER: Darrell D Wallace
Ruth Valerie Wallace

**FIRST
INSPECTION:**
1-26-2015

Summary of Major violations:

- * Extensive fire damage to structure including:
 - Fire damaged roof system
 - Fire damaged heating system
 - Fire damaged electrical
 - Fire damaged interior and exterior walls
 - Fire damaged floor system

**HEARING
RESULTS:**
2-11-2015

The owner did not appear in person for the hearing but did call the inspector by phone 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. This request includes the accessory structure located on the property. 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 \$44,010.00. The repair estimate is \$40,300.00

**ORDER(S)
ISSUED:**
2-11-2015

Order to Repair or Demolish
Compliance Date: 5-11-15

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

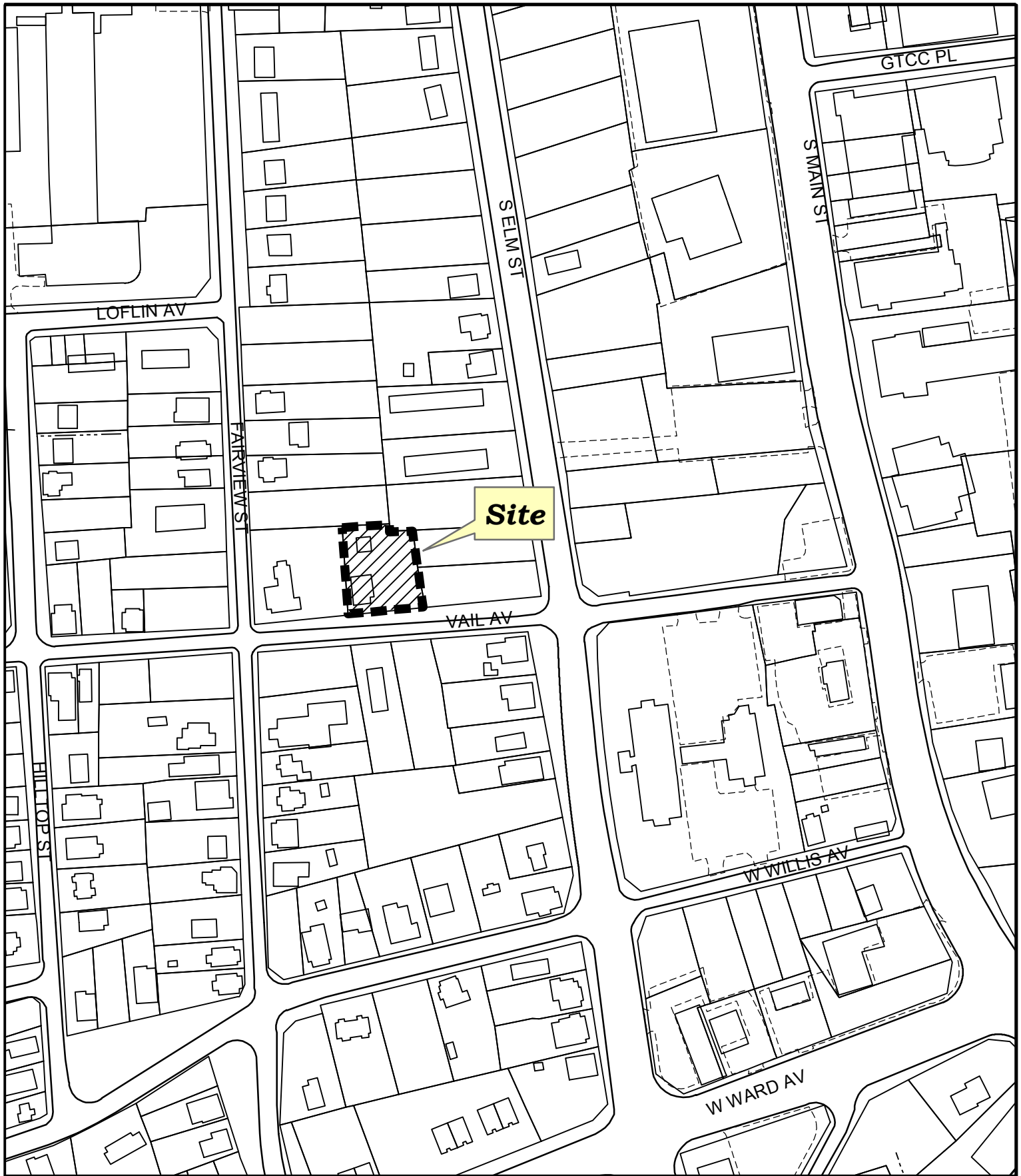
There have been no permits issued and repairs have not started.

EXTENSIONS:

None requested

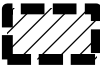
**CURRENT
STATUS:**
7-6-2015

Conditions remain the same.



208 Vail Avenue

Ordinance to Demolish



Location of subject property

**Planning and Development
Department**

City of High Point

Date: July 8, 2015



Scale: 1"=200'

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ord-demo.mxd

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

208 Vail Avenue
High Point, NC

OWNER (S)

Darrell D Wallace
Valerie Ruth Wallace
509 3rd Ave. N Apt 1
Myrtle Beach, SC 29577

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 20th day of July, 2015

Lisa B. Vierling, City Clerk





