

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Vacate – 315-B W Kearns Avenue

From: Lee Burnette, Planning & Development
Director

Meeting Date: January 19, 2016

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Planning and Development – Inspection Services to adopt an ordinance ordering the inspector to vacate and close the B-unit duplex dwelling located at 315-B W Kearns Avenue.

BACKGROUND:

An Emergency Repair Notice of Violation was issued January 6, 2016 for no heating system. The heating system is a wall mounted gas heater which does not operate. The compliance date was January 11, 2016. Due to the emergency nature of the violation a hearing with staff is not held but the case is scheduled for City Council action. To date, the dwelling is still occupied and repairs are incomplete

BUDGET IMPACT:

There is no budget impact as this ordinance request is for the vacating of the dwelling.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to vacate based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective upon adoption. If the dwelling is not vacated and properly secured, a summary ejectment action will be pursued to vacate the tenant.

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

**ORDINANCE
REQUEST:** Ordinance to Vacate - Emergency Repair Order

**PROPERTY
ADDRESS:** 315-B W Kearns Avenue

OWNER: Nick Barnes

**FIRST
INSPECTION:** Summary of Violation(s):
1-6-2016 No heat – wall mounted gas heater will not operate

RESULTS: Schedule for City Council 1-19-2016

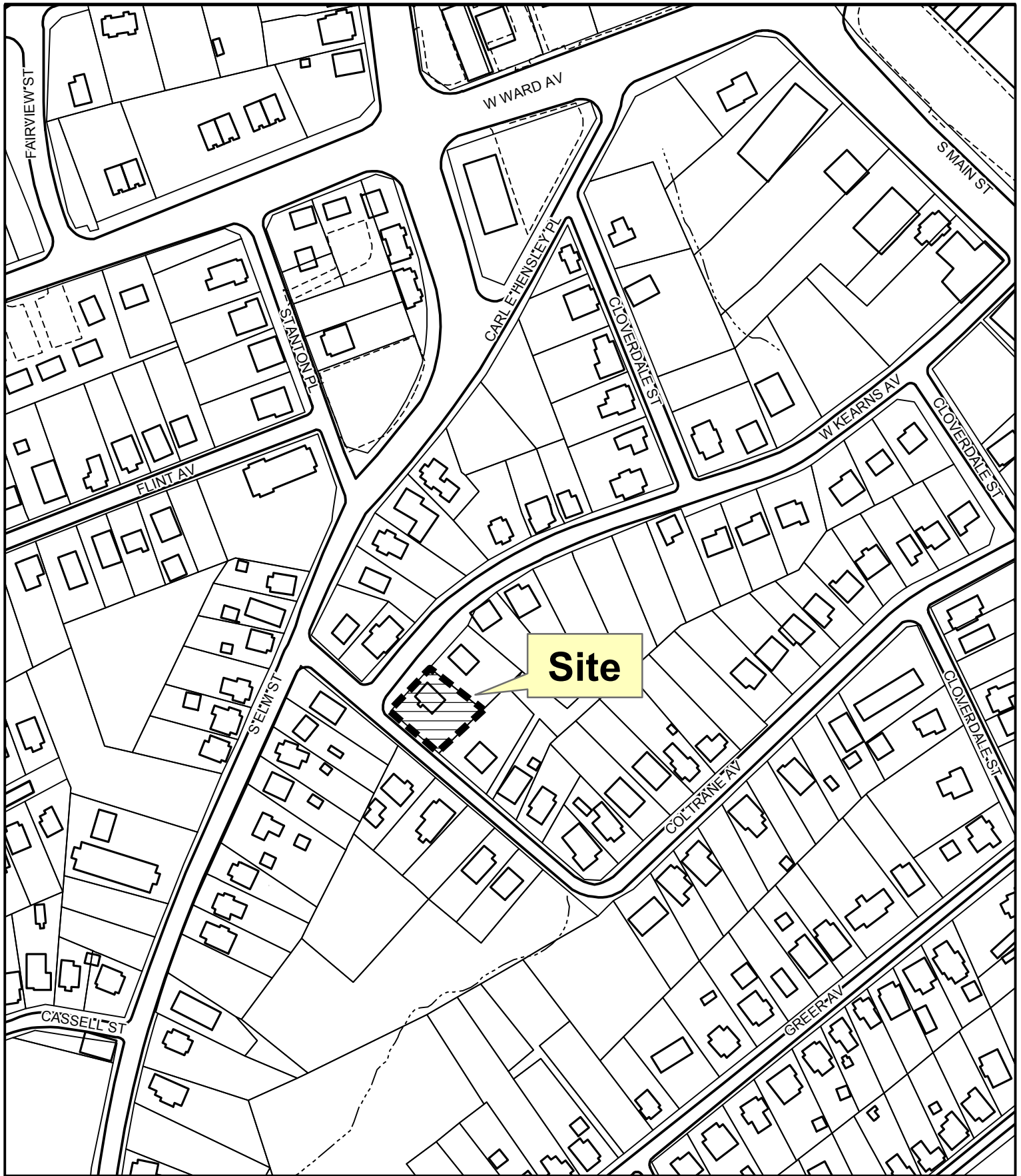
**ORDER(S)
ISSUED:** Emergency Repair Order
1-6-2015 Compliance Date: 1-11-2016

APPEALS: No appeals to date.

**OWNER
ACTIONS:** No permit has been obtained or repairs started.

EXTENSIONS: None requested by the owner.

**CURRENT
STATUS:** Conditions still exist. Dwelling is still occupied.



315-A and B West Kearns Avenue

Ordinance to Vacate – Emergency Repair



Location of subject property

Planning and Development
Department

City of High Point

Date: January 7, 2016



Scale: 1"=200'

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AN ORDINANCE REQUIRING THE INSPECTOR OF THE CITY OF HIGH POINT TO VACATE AND CLOSE 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 find as a fact that the following described property has been ordered vacated and closed, and it further finds as a fact that the owner has been ordered to secure 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 is hereby authorized and directed to proceed with the securing of the following described building in accordance with the Code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

315-B W Kearns Av.

OWNER(S)

Nick Barnes

4130 Stonemill Drive

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 19th day of January, 2016

Lisa B. Vierling, City Clerk



315 B Kearns Avenue