

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1029 Montlieu Avenue

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 15, 2016

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

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

PURPOSE:

A request by Planning and Development – Inspection Services to adopt an ordinance authorizing the demolition of a single family dwelling and the accessory structure located at 1029 Montlieu Avenue.

BACKGROUND:

After a Notice of Violation was issued and a hearing held, an Order to Repair or Demolish was issued on August 12, 2015. No action occurred by the compliance date of November 10, 2015. The necessary repairs to the dwelling exceed its current tax value and demolition is warranted.

The owner acquired the property in 2011 and obtained a building permit as well as trade permits. There was no Minimum Housing enforcement action at that time. The owner began some improvements and then all construction activity ceased, making all permits void. The lack of completed work and the instability of the front porch in particular, Minimum Housing action was 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:**

1029 Montlieu Avenue

OWNER:

Farley Farms, LLC

**FIRST
INSPECTION:
7-27-2015**

Summary of Major violations:

- Ceiling material susceptible to falling
- Dwelling is missing all plumbing fixtures, water heater and pipes
- Electrical system is unsafe due to exposed wiring throughout dwelling and will require upgrading the service
- Dwelling missing heating unit
- Front porch roof is not properly supported and rotten
- Subflooring throughout dwelling requires replacement

**HEARING
RESULTS:
8-12-2015**

The owner did not appear for the hearing 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 at the front porch creating an unsafe 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 \$27,900. The repair estimate is \$44,500.

**ORDER(S)
ISSUED:
8-12-2015**

Order to Repair or Demolish
Compliance Date: 11-10-2015

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

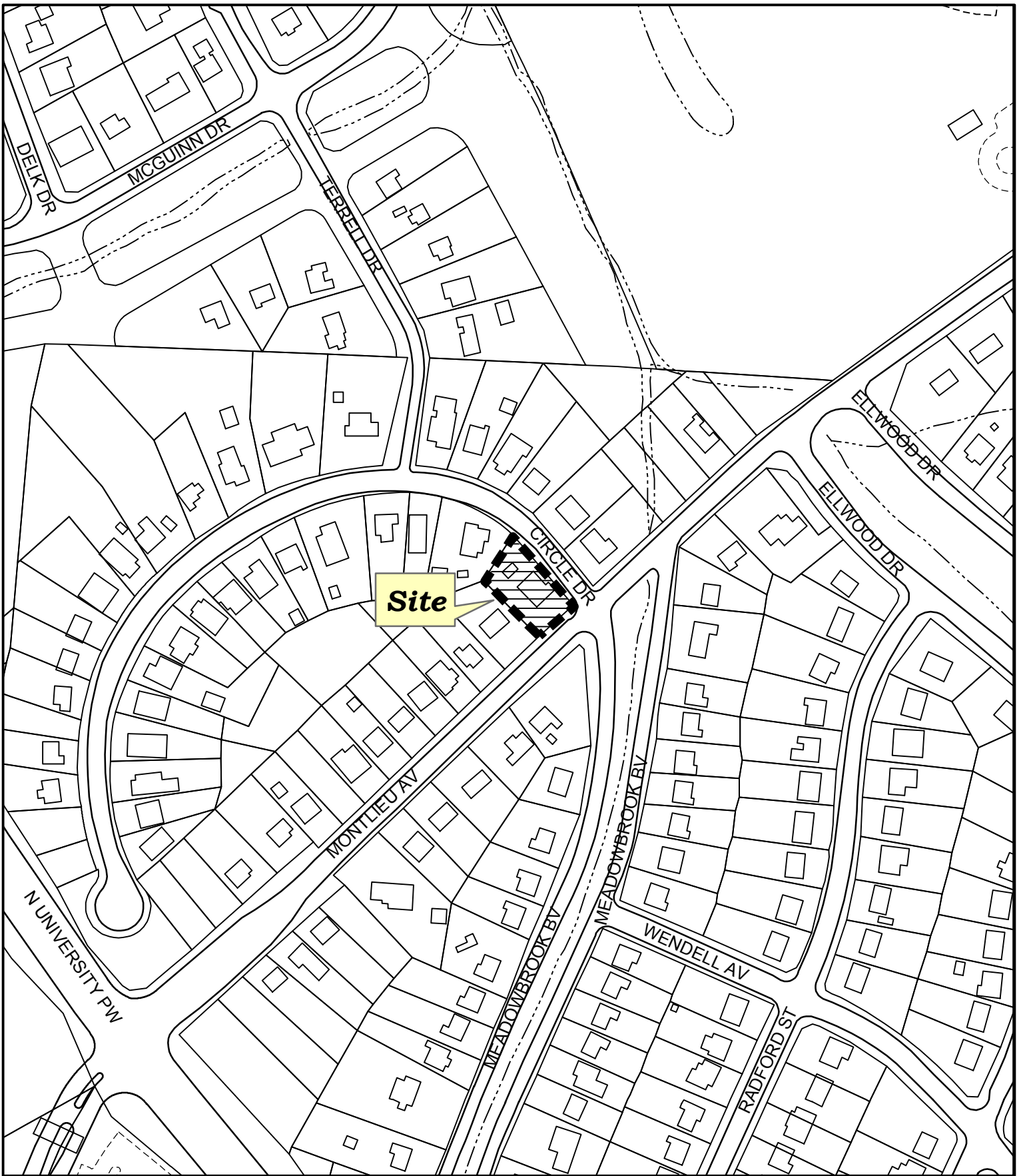
There have been no permits issued and repairs have not started.

EXTENSIONS:

None requested

**CURRENT
STATUS:**

Conditions remain the same.



1029 Montlieu Avenue

Ordinance to Demolish



Location of subject property

**Planning and Development
Department**

City of High Point

Date: February 4, 2016



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

1029 Montlieu Av
High Point, NC

OWNER (S)

Farley Farms, LLC
3602 Madison Av
Greensboro, NC 27403

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 15th day of February, 2015

Lisa B. Vierling, City Clerk







