

CITY OF HIGH POINT

AGENDA ITEM



Title: Clarification to Ordinance to Demolish –
1110 Blain Street

From: Mike McNair, Director Community
Development and Housing

Meeting Date: May 16, 2016

Public Hearing: No

Advertising Date:

Advertised By:

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

PURPOSE:

A request by Community Development and Housing to continue with an ordinance authorizing the demolition of a single family dwelling located at 1110 Blain Street. Ordinance originally adopted March 21, 2016 with an inaccuracy in the staff report (structure's value was listed at \$1,700 when actual value was \$7,100.00).

BACKGROUND:

After a Notice of Violation was issued and a hearing held, an Order to Repair or Demolish was issued on December 13, 2012. No action occurred by the compliance date of March 13, 2013. The necessary repairs to the dwelling exceed its current tax value and demolition is warranted.

The owner requested extensions due to pending litigation with the insurance company regarding the claim. Staff worked with the owner in good faith that the owner to make repairs or removed the structure. To date, the structure has not been removed or repairs started. The repair cost of \$40,000 still exceeds 50% of the structure's value (\$7,100) and as such, the mistake in the staff report was clerical and not material to the March 21, 2016, staff recommendation.

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 City continue with effectuating the adopted ordinance to demolish this single family dwelling and the accessory structure based upon the enclosed staff report.

PENDING ACTION:

City shall immediately proceed with demolition. 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.

**COMMUNITY DEVELOPMENT AND HOUSING
LOCAL CODE ENFORCEMENT**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

PROPERTY ADDRESS:

1110 Blain Street

OWNER:

CBC Investment Properties, LLC

**FIRST
INSPECTION:**

11-16-2012

Summary of Major violations:

- Fire on the exterior rear wall
- Fire damaged ceiling joists
- Fire damaged roof at rear of the building
 - Holes in the ceiling
- Fire damaged rear porch flooring
 - Inoperable heating system

**HEARING
RESULTS:**

12-13-2012

The owner did 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 creating an unsafe dwelling due to the extensive fire damaged condition of the dwelling. 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 \$7,100.00. The repair estimate is \$40,300.00

ORDER(S) ISSUED:

12-13-2012

Order to Repair or Demolish

Compliance Date: 3-13-2013

APPEALS:

No appeals to date.

OWNER ACTIONS:

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

EXTENSIONS:

The owner requested two 90 –day extensions due to the fact that they were in litigation with the insurance company over the settlement which were granted.

CURRENT STATUS:

Conditions remain the same.

UPDATE:

This case is being brought back due to an error in the tax value of the dwelling in the original submittal to Council. It was listed as being \$1,700.00 when the correct tax value is \$7,100.00. This case is being brought back before Council to have this value corrected for the record, it does not change staff's recommendation previously submitted.

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

1110 Blain Street
High Point, NC

OWNER (S)

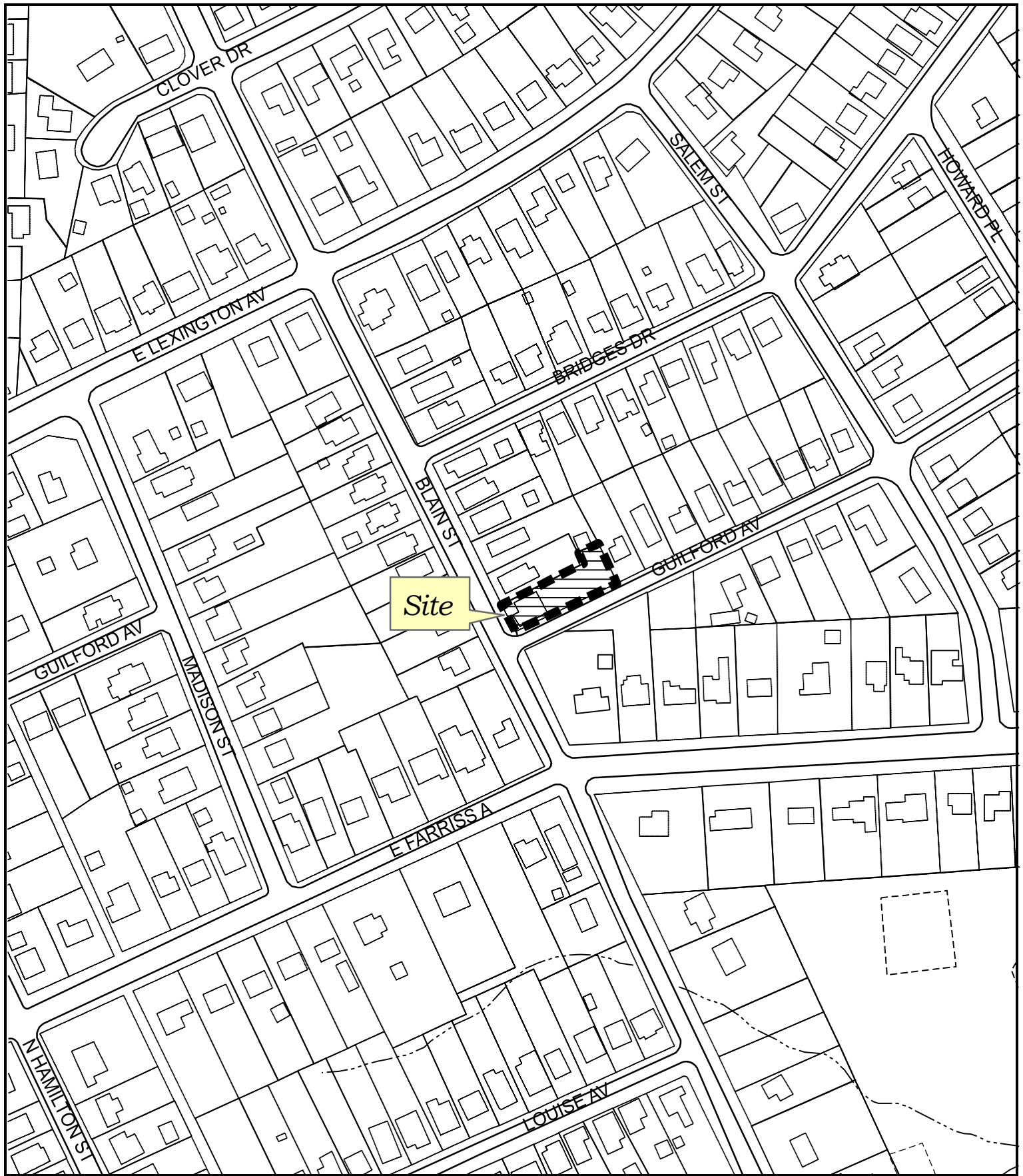
CBC Investment Properties, LLC
6211 Hickory Creek Rd
Winston Salem, NC 27107

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.

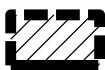
Adopted by City Council,
This the 16st day of May, 2016

Lisa B. Vierling, City Clerk



1100 Blain Street

Ordinance to Demolish



Location of subject property

Planning and Development
Department

City of High Point

Date: May 5, 2016



Scale: 1"=200'

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ord-demo.mxd

1110 Blain Street 5-6-16



**Previous Picture submitted at
March 21, 2016 City Council Meeting**



1110 Blain Street – Rear of house 5-6-16



Fence at rear of property – 5-6-16



Side of house 5-6-16



Front of house on Blain Street 5-6-16





**Previous interior pictures
submitted at March 21, 2016 City
Council Meeting
1110 Blain St.**

