

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 616 Wesley Drive

From: Michael McNair, Director
Community Development & Housing

Meeting Date: June 20, 2016

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 616 Wesley Drive.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on April 4, 2015. No action occurred by the compliance date of July 14, 2015. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

The property has remained vacant since the expiration date of the Order to Repair or Demolish Notice, July 15, 2015 and the owner notified is still on record as the current owner.

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 the accessory structure based upon the enclosed staff report.

PENDING ACTION:

The ordinance becomes effective 30 days 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 the City places a lien on the property.

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

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

616 Wesley Drive

OWNER:

Phonepaseuth Bouaphanh
AKA Seth Silharath

**FIRST
INSPECTION:**
3-20-2015

Summary of Major Violations
1. Broken interior wall/partition studs
2. Fire damage throughout the house
(roof sheathing, rafters, floor joists, wall studs)
3. Repair or replace deck
4. Heating system needs to be checked by licensed contractor
5. Plumbing system needs to be checked by licensed contractor

HEARING:
4-14-2015

The owner did appear for the Hearing. He expressed intent to repair the property. The Hearing Officer explained the permit process and they need to submit plans for permits. During the Hearing the following Findings of Facts were established, there is numerous violations of the Minimum Housing Code and there are multiple structural violations in the house that make it unsafe. This request includes any accessory structure that may be located on the property. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure. The Guilford County Tax value of the dwelling is \$30,400.00.

**ORDER(S)
ISSUED:**
4-14-2015

Order to Repair or Demolish
Date of Compliance 7-14-2015

APPEALS:

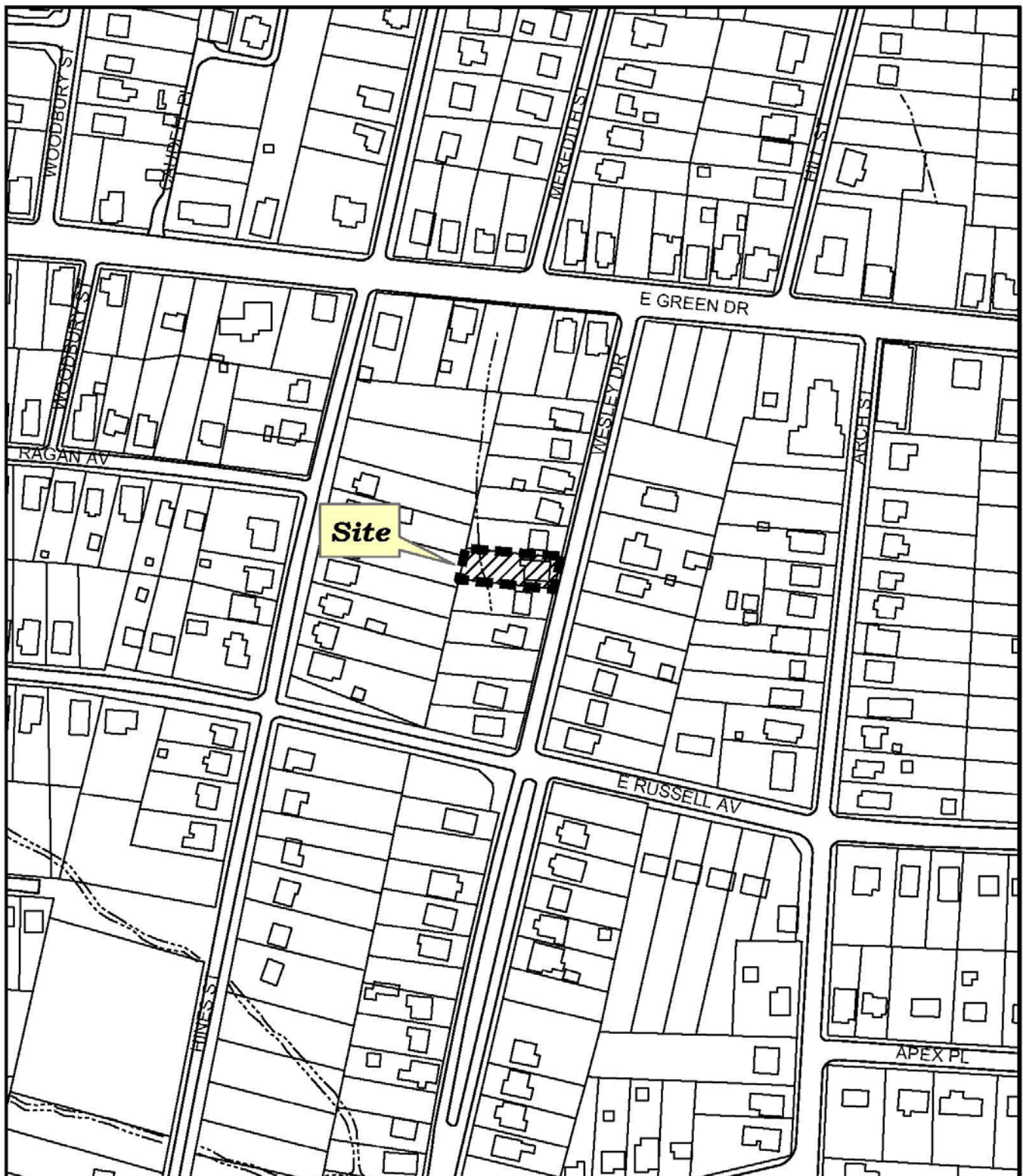
No appeals to date.

**OWNER
ACTIONS:**

There have not been any permits issued or repairs completed.

EXTENSIONS:

None Requested



616 Wesley Drive

Ordinance to Demolish



Location of subject property

**Planning and Development
Department**

City of High Point

Date: June 9, 2016



Scale: 1"=200'

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ord-demo.mxd

**616 Wesley Drive
Exterior Pictures taken 6-8-16**





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

616 Wesley Drive

OWNER (S)

Phonepaseuth Bouaphanh
AKA Seth Siharath
616 Wesley Drive
High Point, NC 27260

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 June, 2016

Lisa B. Vierling, City Clerk