

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 522 White Oak St.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** August 15, 2016

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

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

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 522 White Oak Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on November 12, 2013. No action occurred by the compliance date of February 12, 2014. 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.

### **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 City places a lien on the property.

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

**ORDINANCE  
REQUEST:**

Ordinance to Demolish

**PROPERTY  
ADDRESS:**

522 White Oak Street

**OWNER:**

Janusz Glazowski

**FIRST  
INSPECTION:**  
10-29-2013

Summary of Major Violations  
1. Inadequate foundation bearing – rear of property  
2. Rotten boards on the exterior  
3. Rotten kitchen flooring  
4. Termite damaged exterior wall studs  
5. Repair or replace rear steps

**HEARING  
RESULTS:**  
11-12-13

No one appeared for the Hearing to discuss the violations. During the hearing the following Findings of Facts were established. There is numerous violations of the Minimum Housing Code. There are multiple violations in the house that make it unsafe. This request includes the accessory structure located on the property. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)  
ISSUED:**  
11-12-13

Order to Repair or Demolish  
Date of Compliance 2-12-14

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

There have not been any permits issued or repairs completed.

**EXTENSIONS:**

None Requested



**522 White Oak Street**

**Ordinance to Demolish**



**Location of subject property**

**Community Development  
and Housing**

**City of High Point**

**Date: August 4, 2016**



**Scale: 1"=200'**  
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ord-demo.mxd



**522 (A & B) White Oak Street**

**Exterior Picture taken  
August 5, 2016**