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:

A. Staff report

Attachments: B. Ordinance to Demolish

C. PhotosD. Maps

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 Summary of Major Violations

INSPECTION: 1. Inadequate foundation bearing – rear of property

10-29-2013 2. Rotten boards on the exterior

3. Rotten kitchen flooring

4. Termite damaged exterior wall studs

5. Repair or replace rear steps

HEARINGNo one appeared for the Hearing to discuss the violations. During **RESULTS:**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)

11-12-13

ISSUED: Order to Repair or Demolish

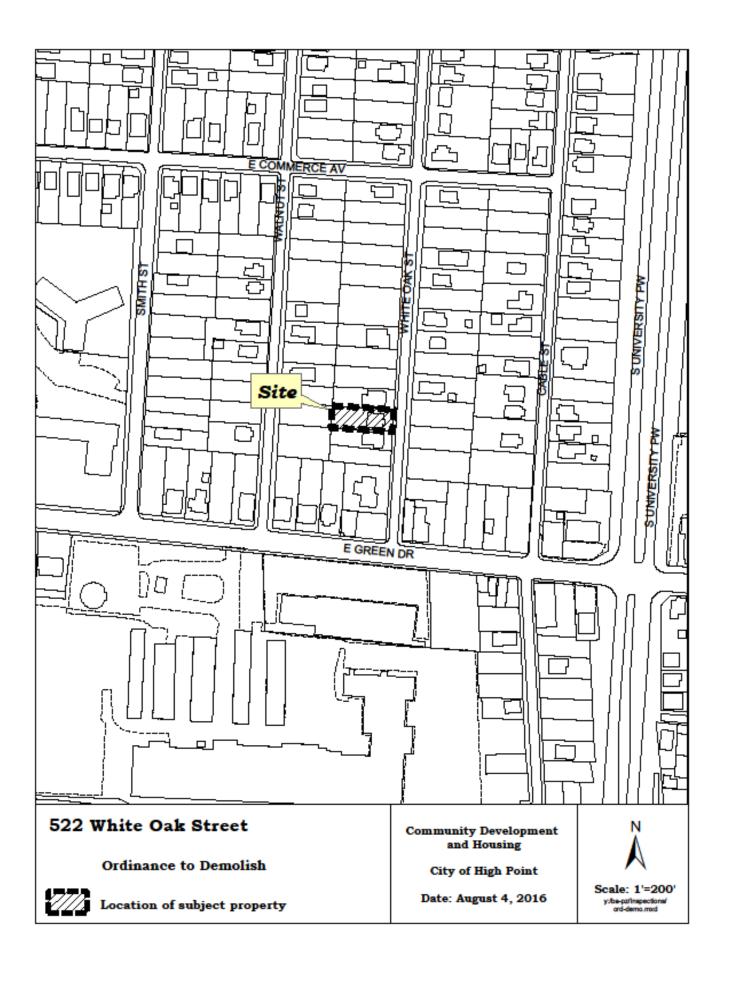
11-12-13 Date of Compliance 2-12-14

APPEALS: No appeals to date.

OWNER

ACTIONS: There have not been any permits issued or repairs completed.

EXTENSIONS: None Requested





522 (A & B) White Oak Street

Exterior Picture taken August 5, 2016