

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 910 Grace St.

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

**Meeting Date:** March 6, 2017

**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 910 Grace Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/10/17. No action occurred by the compliance date of 2/15/17. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

### **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.

### **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.

**COMMUNITY DEVELOPMENT AND HOUSING  
CODE ENFORCEMENT  
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE**

**REQUEST:** Ordinance to Demolish

**PROPERTY**

**ADDRESS:** 910 Grace Street

**OWNER:**

Juan Garcia  
Purchased 1/8/2013

**FIRST**

**INSPECTION:**

12/20/16

Summary of Major Violations

1. Repair or replace damaged roof sheathing and roof covering
2. Repair or replace damaged rafters and ceiling joists
3. Repair or replace chimney
4. Repair or replace exterior wall studs and sheathing
5. Repair or replace damaged ceiling material throughout

**HEARING**

**RESULTS:**

1/10/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. The inspector did speak with Mr. Garcia by phone the morning of the Hearing and he stated he would not be able to attend the Hearing but that he planned to make repairs but ran out of money. He plans to pull new permits and restart repairs. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)**

**ISSUED:**

1/10/17

Order to Repair or Demolish

Date of Compliance 2/15/17

**APPEALS:**

No appeals to date.

**OWNER**

**ACTIONS:**

No permits have been applied for.

**ADDITIONAL:**

This was a property that was from the backlog of cases. The original case was started in November of 2012. We restarted it in December of 2016.

ORDINANCE

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

OWNER (S)

910 Grace Street

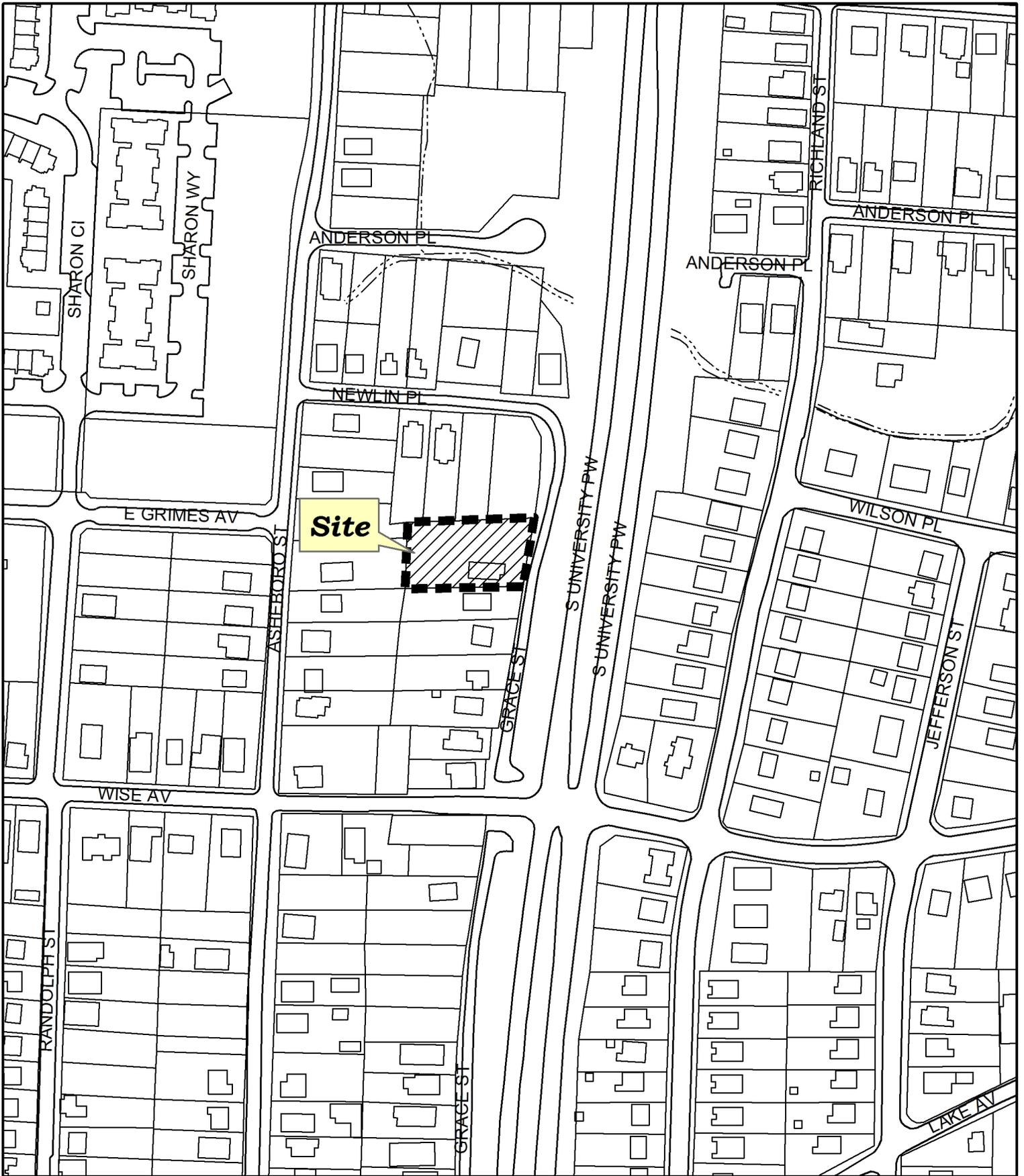
Juan M. Garcia  
7314 Horseman Ct.  
Kernersville, NC 27284

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 6th day of March, 2017

Lisa B. Vierling, City Clerk



**910 Grace Street**

**Ordinance to Demolish**



**Location of subject property**

**Community Development  
and Housing**

**City of High Point**

**Date: February 27, 2017**



**Scale: 1"=200'**

G:/Planning/Secure/ba-pz/Inspections/ord-demo.mxd

