

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 512 Hines Street

From: Michael McNair, Director
Community Development & Housing

Meeting Date: November 7, 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 512 Hines Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on September 7, 2016. No action occurred by the compliance date of October 12, 2016. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

A Lis Pendens was recorded on June 28, 2011.

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.

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.

**COMMUNNITY DEVELOPMENT AND HOUSING
LOCAL CODES ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

512 Hines Street

OWNER:

Eliseo Zavala (purchased 8/16/10)
Fire occurred at property 9/8/2009

**FIRST
INSPECTION:**

8/18/2016
(original inspection
9/14/2009)

Summary of Major Violations
1. Missing sheetrock on walls and ceilings
2. Damaged rafters and ceiling joists
3. Plumbing system, heating system and electrical system
needs to be replaced or repaired by licensed contractor.

**HEARING
RESULTS:**

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 structural violations in the house that make it unsafe. Mr. Zavala did contact the inspector after receiving the Hearing Notice and stated he plans to make repairs. The inspector advised him that he would need to show some progress on repairs and obtain permits otherwise the case would be referred to City Council requesting an ordinance for demolition. As of 10/27/16 no permits have been applied for an no further communication from the owner.

**ORDER(S)
ISSUED:**
9/7/2016

Order to Repair or Demolish
Date of Compliance 10/12/2016

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

A permit was issued 11/18/16 record # RC-16-0554

EXTENSIONS:

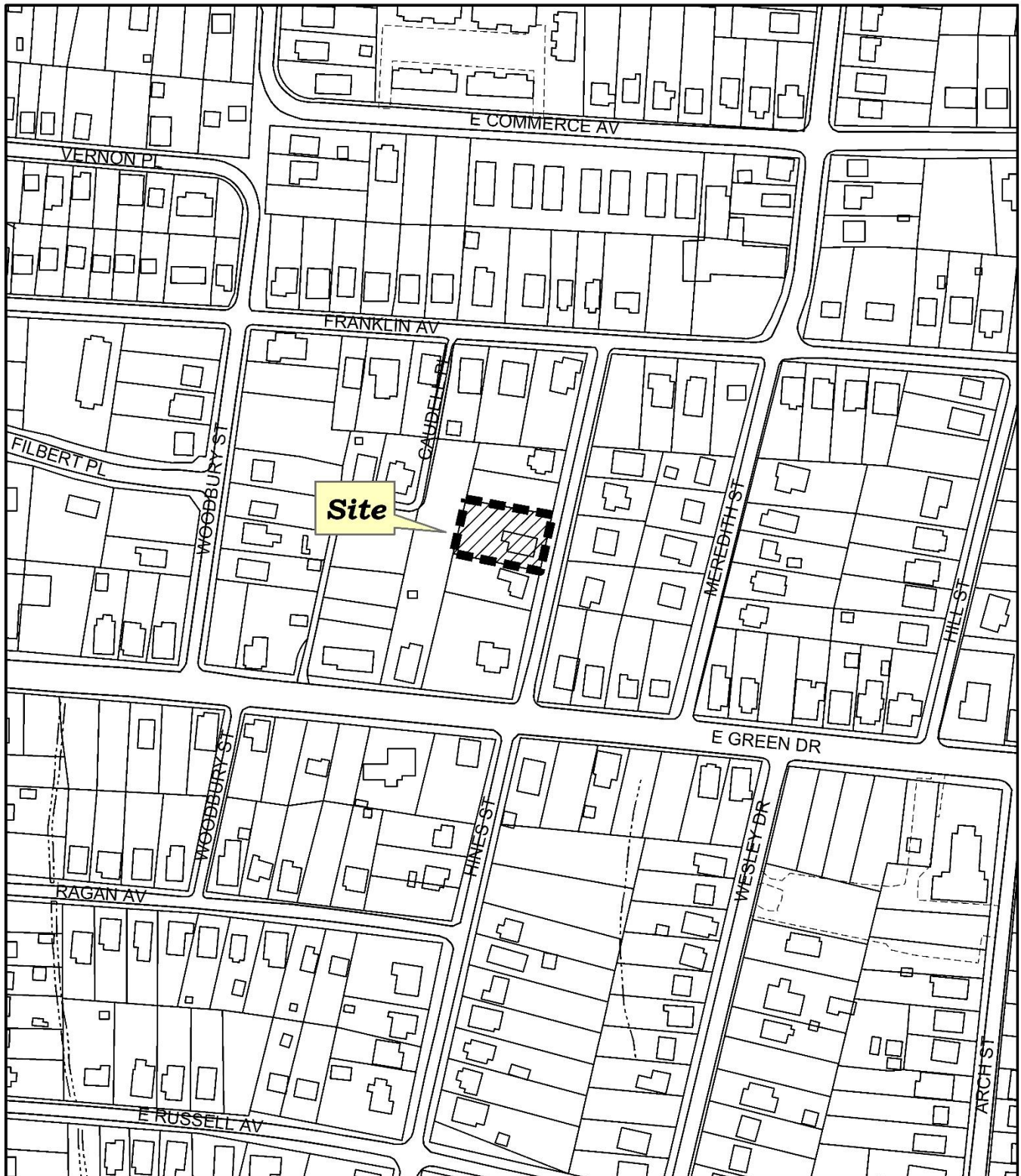
This case was originally brought before City Council November 7, 2016; extended until December 5, 2016 and then again until February 6, 2016 and placed in pending status for Local Codes to decide when to take back to Council if necessary.

ADDITIONAL;

There have been 4 inspections made at this property. The inspector handling this for Building Inspections had to result these as “failed” inspections, according to him these were never really ready for inspection. He was meeting with the owner to discuss what needed to be done or corrected.

1. 12/5/16 – Failed Inspection
2. 2/3/17 – Failed Inspection – Comments:
 - #1=add angles to all joist not on ledgers
 - #2=expose all new pier footings
 - #3=all exterior girders require pier 6' max spacing
 - #4=all ledgers require 4 nails at each joist
 - #5=all girders to be bearing 3" on masonry or 1.5' on wood
3. 3/6/17 – Cancelled Inspection by owner
4. 3/7/17 – Failed Inspection – Comments: Need to dig down beside pier footing that we didn't look at so we can check thickness of footings (per Herman Hoffer notes) at last inspection
5. 3/31/17 – Failed Inspection – Comments: too wet
 - a. This is due to roof not being repaired to prevent water from getting into the house as recommended by the building inspector previously.

The only time Mr. Zavala has communicated with me is to try and make arrangements to meet the building inspector for the 3/6/17 inspection.



512 Hines Street

Order to Repair or Demolish



Location of subject property

Community Development
and Housing

City of High Point

Date: October 27, 2016



Scale: 1"=200'

y:/ba-pz/inspections/
ord-demo.mxd



512 Hines Street Exterior – 10-28-2016





CITY OF HIGH POINT
CODE ENFORCEMENT
VIOLATION NOTICE

<input checked="" type="checkbox"/> HIGH GRASS/WEEDS	<input type="checkbox"/> APPLIANCES/FURNITURE
<input type="checkbox"/> TRASH	<input type="checkbox"/> LANDSCAPE
COMPLIANCE DATE: 5-4-17	
CODE OFFICER: SAPP	NUMBER: 883905
CASE:	



512 Hines Street Interior – 10-12-2016



512 Hines Street Interior – 10-12-2016







