

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 806 Meredith Street.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: June 19, 2017

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 806 Meredith Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/30/17. No action occurred by the compliance date of 3/6/17. 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:**

806 Meredith Street

OWNER:

Maria Karkour

**FIRST
INSPECTION:
1/9/17**

Summary of Major Violations

1. Repair or replace damaged rafters and ceiling joists
2. Repair or Replace missing/damaged wall coverings in house
3. Repair or replace exterior wall covering and trim
4. Repair or replace stairs at rear of house
5. Needs insulation in exterior walls

**HEARING
RESULTS:
1/31/17**

No one appeared for the Hearing, Mr. Karkour did call the inspector to notify him that he would be out of town and unable to attend the hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code including some structural violations in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:
1/31/17**

Order to Repair or Demolish
Date of Compliance 3/6/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

EXTENSIONS:

Lori Loosemore received a call from attorney Tony McLaughlin stating he represents a potential purchaser of the property. He is going to discuss with the real estate agent and advise of their plans. I did advise if they purchase we do want to see some type of action in 30 days such as permits, inspections, etc. in order to hold off on referring this to City Council. No further communication has been had with the owner or attorney.



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