

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1212 Leonard Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 7/17/17

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 1212 Leonard Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/28/17. No action occurred by the compliance date of 4/3/17. 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 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:**

1212 Leonard Ave.

OWNER:

Clearance Center Inc.

**FIRST
INSPECTION:**
9/14/16

Summary of Major Violations
1. Repair or replace front porch handrails
2. Repair or replace exposed wiring
3. Repair or replace floor covering
4. Repair or replace plumbing fixtures
5. Repair or demolish storage building

**HEARING
RESULTS:**
2/28/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code 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:**
3/2/17

Order to Repair or Demolish
Date of Compliance 4/3/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

EXTENSIONS:

None

ADDITIONAL:

The inspector spoke with Efren Boyd on 11/15/16 who indicated he planned to make repairs in December. Inspector noticed work being done at the property and stopped that required permits and no permits had been applied for. The inspector called Efren Boyd on 12/15/16 who stated he would have those permits "no later than tomorrow". Inspector spoke with Mr. Boyd again on 3/2/17 who stated he is a general contractor and he knows he needs to pull permits. No permits have been applied for as of 7/7/17. again on 3/2/17 who stated he is a general contractor and he knows he needs to pull permits. Property taxes are delinquent in the amount of \$3,520.31.



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2
1
2

1212



