

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 210 Jay Place

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 210 Jay Place.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 5/15/17. No action occurred by the compliance date of 6/19/17. 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:**

210 Jay Pl.

OWNER:

Michael Carpenter Sr.

**FIRST
INSPECTION:**
9/30/16

Summary of Major Violations

1. Repair or replace damaged ceiling joists and rafters
2. Repair or replace damaged roof sheathing and roof covering
3. Repair or replace damaged exterior wall sheathing
4. Repair holes in ceilings and walls in various rooms
5. Repair or replace floor covering throughout house

**HEARING
RESULTS:**
5/10/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code including structural violations that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure.

**ORDER(S)
ISSUED:**
5/15/17

Order to Repair or Demolish
Date of Compliance 6/19/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

EXTENSIONS:

None

ADDITIONAL:

The daughter did give us permission to get into the property to do the initial inspection. She stated that the property was supposed to have been foreclosed on by the bank several years ago but they hadn't heard anything else about it. She stated that her father (Mr. Carpenter Sr.) is in poor health and she is handling his affairs. Nationstar Mortgage contacted the inspector after receiving our letters and they sent us a copy of the Satisfaction of Deed of Trust recorded at the Courthouse dated 10/18/16. The property taxes are delinquent in the amount of \$4,273.77.







