

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1441 Madison St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/7/17

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 1441 Madison St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 4/19/17. 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 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:**

1441 Madison St.

OWNER:

McLaughlin Family LLC

**FIRST
INSPECTION:
3/21/17**

Summary of Major Violations

1. Repair or replace rafters and roof sheathing
2. Repair or replace foundation
3. Repair or replace broken windows
4. Repair or replace damaged ceilings through out house
5. Replace insulation where water damaged

**HEARING
RESULTS:
4/19/17**

No one appeared for the Hearing, but Ms. McLaughlin did call the inspector on 4/8/17 to advise she can't attend the hearing (due to distance and her age (she lives in Chapel Hill and is 86 years old). She advised that she plans to sell the property. The inspector agreed to give her a 60 day Order to Repair instead of a 30 day Order to Repair to give her time to find a buyer. The inspector did advise that if she can't find a buyer he can't keep extending the compliance date. 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:
4/19/17**

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

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

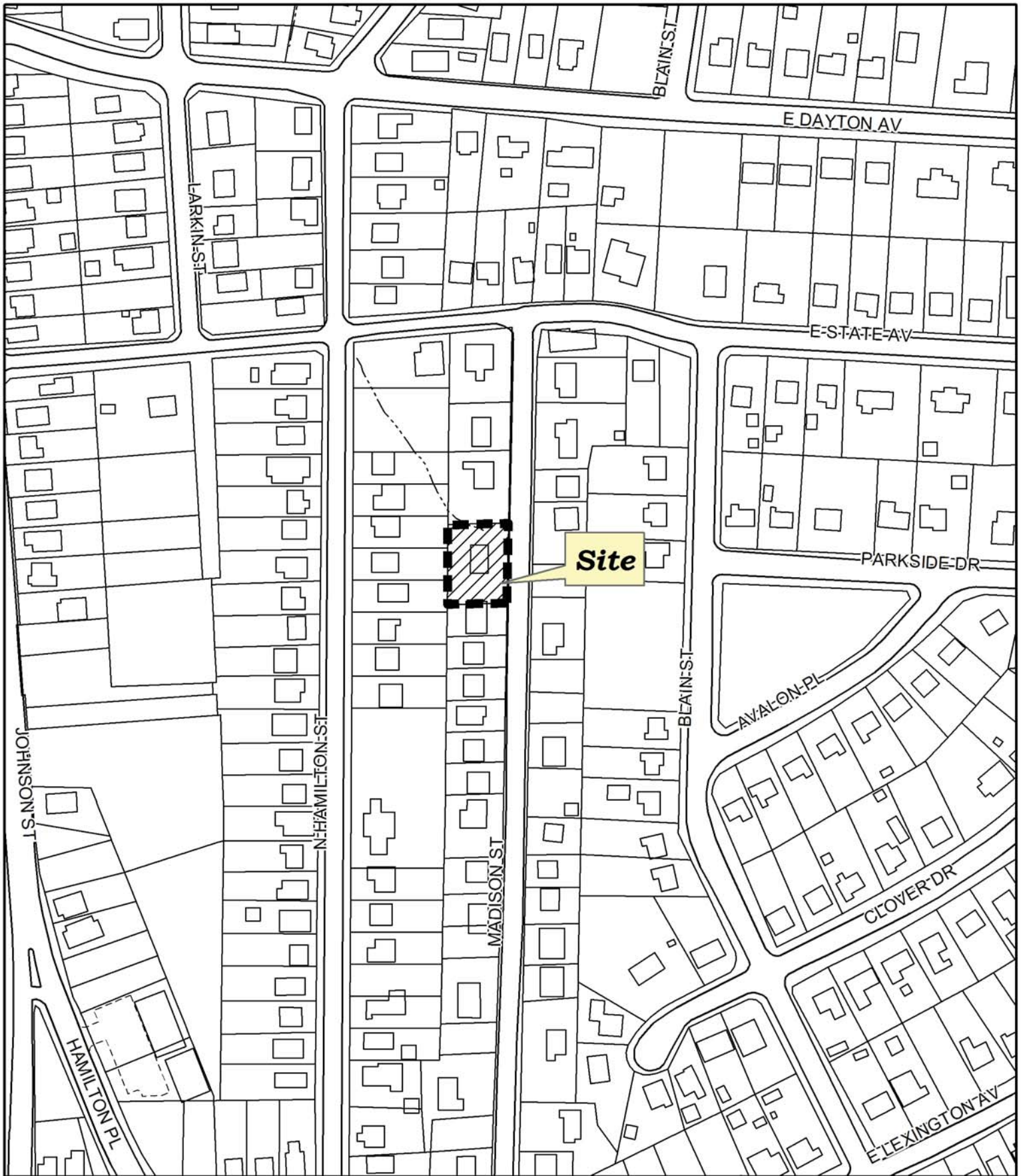
None

EXTENSIONS:

Granted a 60 day Order to Repair or Demolish instead of 30 days

ADDITIONAL:

Ms. McLaughlin advised the inspector on 7/28/17 that the first 2 buyers she had fell through but that she has another purchaser. But she doesn't know when it will close or any definite information.



1441 Madison Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: July 24, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd







