

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 523 N. Centennial St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 9/18/17

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 523 N. Centennial Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/17/17. No action occurred by the compliance date of 4/24/17. 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:**

523 N. Centennial St.

OWNER:

NTH Realty LLC

**FIRST
INSPECTION:**
2/28/17

Summary of Major Violations

1. Repair or replace fire damaged siding and trim on exterior
2. Repair or replace missing wall and ceiling material throughout
3. Provide working water heater
4. Needs insulation in attic and exterior walls
5. Repair or replace electrical wiring throughout

**HEARING
RESULTS:**
3/15/17

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:**
3/17/17

Order to Repair or Demolish
Date of Compliance 4/24/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

EXTENSIONS:

ADDITIONAL:

The owner did contact the inspector on 3/17/17 stating she couldn't attend the hearing due to work schedule. The inspector explained the minimum housing process and the owner indicated she planned to repair the property. The owner said she would obtain permits during that week and she would keep the inspector up to date on progress. As of 8/11/17 no permits have been applied for and repairs not completed.



523 North Centennial Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: August 10, 2017



Scale: 1"=200'

G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd





