

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –328 Pickett Pl.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 10/2/17

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 328 Pickett Pl.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 6/20/17. No action occurred by the compliance date of 7/24/17. 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:**

328 Pickett Pl.

OWNER:

John O'Brian Investments

**FIRST
INSPECTION:**
4/17/17

Summary of Major Violations

1. Repair or replace damaged ceiling joists & rafters
2. Repair or replace roof sheathing & covering
3. Repair or replace damaged fascia, siding & exterior trim
4. Repair or replace damaged floor system
5. Repair damaged ceilings & walls throughout

**HEARING
RESULTS:**
6/20/17

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:**
6/20/17

Order to Repair or Demolish
Date of Compliance 7/24/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

EXTENSIONS:

ADDITIONAL:

Mr. Elliott called the inspector about the property on 8/7/17 who stated that he planned to have someone look at the house and determine if it is worth repairing. The inspector did advise Mr. Elliott that the compliance date for the property had just passed and it may be going to City Council soon if nothing is done.









