

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1207 Vernon

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 1207 Vernon Pl,

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/30/17. No action occurred by the compliance date of 3/3/17. 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:**

1207 Vernon Pl.

OWNER:

Dennis W. Wall (purchased 2/9/17)
(Lis Pendens recorded 11/28/16)

**FIRST
INSPECTION:**
8/29/16

Summary of Major Violations
1. Repair or replace loose siding
2. Repair or replace roof
3. Replace missing plumbing fixtures
4. Repair or replace floor covering throughout
5. Repair ceiling damage throughout

**HEARING
RESULTS:**
1/30/17

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:**
1/30/17

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

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Original owner, Annette Johnson was served the Hearing Notice and the Order to Repair or Demolish Notice. The property was purchased by Mr. Wall on 2/9/17. A Lis Pendens was recorded on 11/28/16. Mr. Wall contacted the inspector on 2/1/17 stating he may purchase the property, they went over the violations at the property. Mr. Wall then contacted the inspector on 3/7/17 advising that he did purchase and planned to start repairs after completing another house in late March. Mr. Wall applied for a permit on 5/9/17 and it was issued on 6/12/17. No inspections have been requested as of today's date, 9/25/17. Mr. Wall did sign an affidavit stating he plans to live in this house for a year after repairs are completed.







