

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –424 Ennis St.

**From:** Michael McNair, Director  
Community Development & Housing

**Meeting Date:** 11/20/17

**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 424 Ennis Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/31/17. No action occurred by the compliance date of 10/2/17. 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:**

424 Ennis St.

**OWNER:**

Estate of John Lucian Kinley

**REASON FOR  
INSPECTION:**

Started new inspection from old software system

**FIRST  
INSPECTION:  
6/7/17**

Summary of Major Violations

1. Repair or replace damaged rafters or trusses
2. Repair or replace roof sheathing & covering
3. Repair or replace damaged floor joists, band, girders
4. Repair or replace steps at front entrance
5. Repair or replace front porch

**HEARING  
RESULTS:  
8/15/17**

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 65% of the value of the structure.

**ORDER(S)  
ISSUED:  
8/31/17**

Order to Repair or Demolish  
Date of Compliance 10/2/17

**APPEALS:**

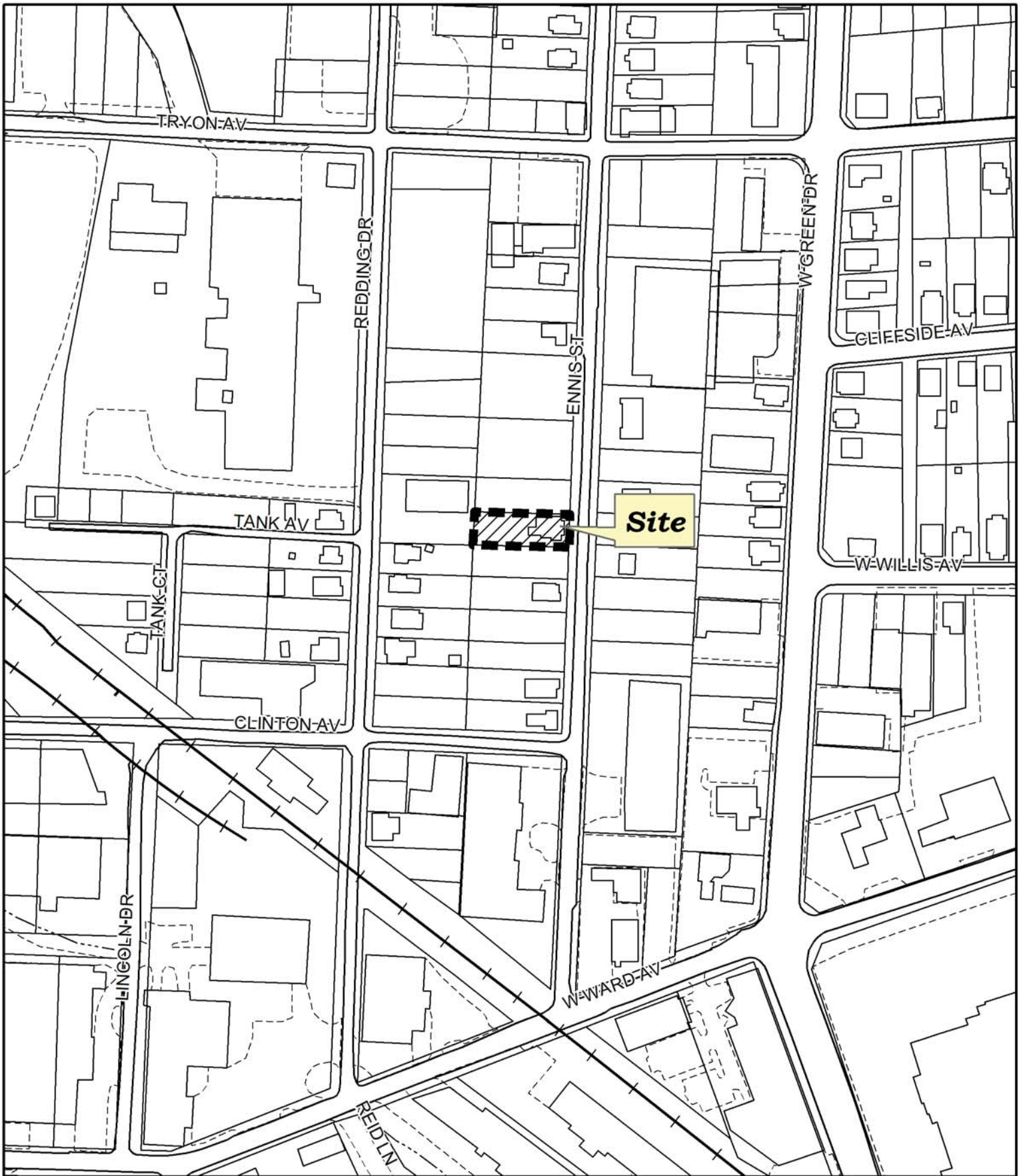
No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

This property is pending foreclosure by the Guilford County Tax Department. Property taxes are delinquent in the amount of \$2,830.07. We did have to advertise this in the newspaper to satisfy NC General Statute service requirements for notification. We have not had any contact from an owner or representative of this property.



**424 Ennis Street**

**Ordinance to Demolish**



**Location of subject property**

**Community Development  
and Housing**

**City of High Point**

**Date: November 7, 2017**



**Scale: 1"=200'**

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





PRIVATE  
PROPERTY  
NO TRESPASSING



















