CITY OF HIGH POINT AGENDA ITEM



11/20/17

Title: Ordinance to Demolish –1011 Granby Ave.

From: Michael McNair, Director

Community Development & Housing

Meeting Date:

Public Hearing: No **Advertising Date:**

Advertised By:

A. Staff report

Attachments: B. Ordinance to Demolish

C. PhotosD. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1011 Granby Avenue.

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:

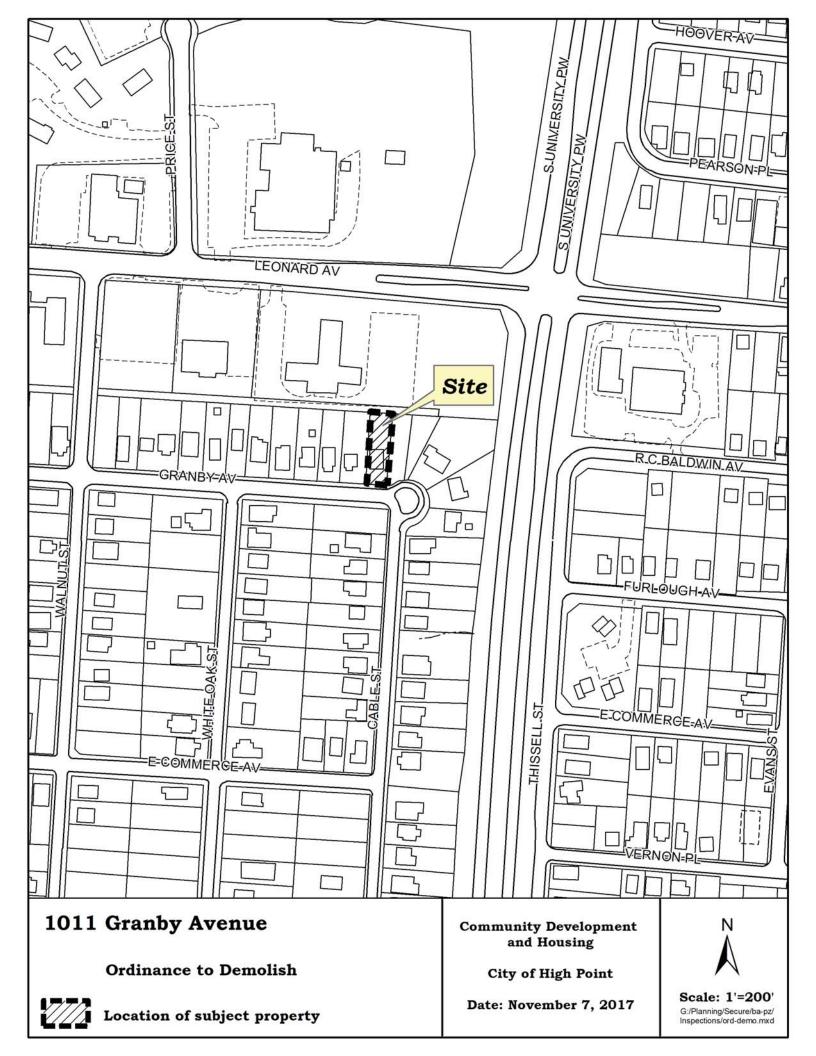
Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

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: 812 Westchester Drive

OWNER: Doris J. Austin (deceased)

REASON FOR

INSPECTION: Fire occurred at house June 30, 2015

FIRST Summary of Major Violations

INSPECTION: 1. Repair or replace roof framing, sheathing, covering

11/18/16 2. Repair or replace electrical system throughout

3. Repair or replace heating heating system throughout

4. Repair or replace plumbing system throughout

HEARING No one appeared for the Hearing. During the Hearing it was

RESULTS: 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)

8/30/17

ISSUED: Order to Repair or Demolish 8/30/17 Date of Compliance 10/4/17

APPEALS: No appeals to date.

OWNER

ACTIONS: None

ADDITIONAL: Dana McKitrick (daughter of owner) did speak with the inspector prior

to the Hearing and stated that no one in the family is interested in repairing or demolishing the house. She stated she would reach out to owners on each side to see if they are interested in purchasing the property. The property taxes are delinquent in the amount of \$7,191.50. The owner is deceased, therefore we had to advertise notices in the newspaper for proper service per NC General Statutes.















