

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –605 Langford Ave.

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 605 Langford Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/13/17. No action occurred by the compliance date of 10/16/17. 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:**

605 Langford Ave.

OWNER:

Schwarz Properties

**REASON FOR
INSPECTION:**

Received complaint about the dwelling not being secured

**FIRST
INSPECTION:**
7/28/17

Summary of Major Violations

1. Repair or replace damaged walls throughout
2. Repair or replace damaged sheathing, rafter tails and fly rafters
3. Install heating system
4. Repair or replace light fixtures, missing outlets and panel box
5. Repair or replace damaged/missing plumbing fixtures

**HEARING
RESULTS:**
8/22/17

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:**
9/13/17

Order to Repair or Demolish
Date of Compliance 10/16/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector has spoken to James Campbell (employee of Schwarz Properties) on several occasions about this house. Mr. Campbell indicated that the house is on their list to demolish.



605 Langford Avenue

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



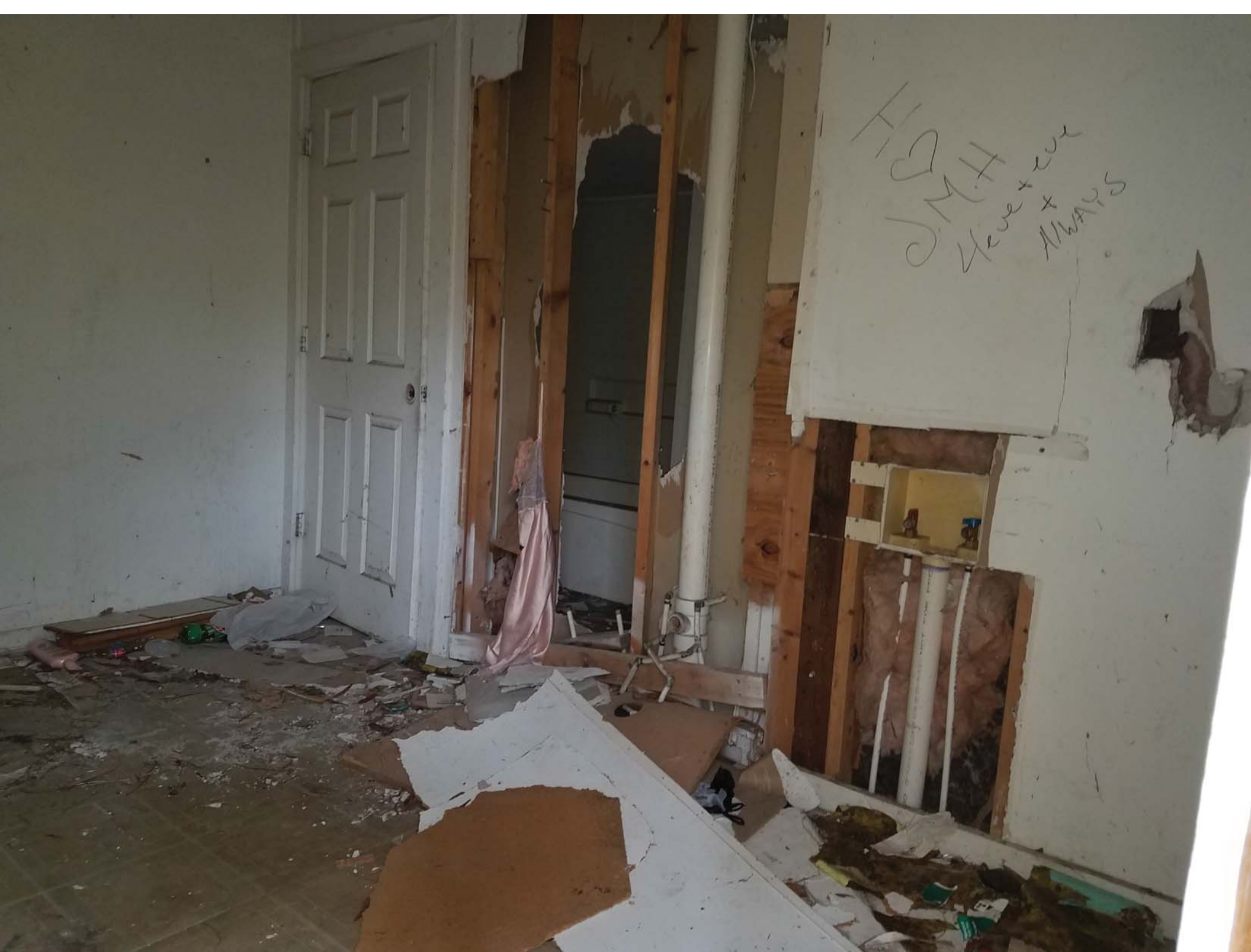












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