

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –1615 Fowler Pl.

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

**Meeting Date:** 1/16/18

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:** A. Staff report  
B. Ordinance to Demolish  
C. Photos  
D. Maps

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### **PURPOSE:**

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1615 Fowler Place.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/4/17. No action occurred by the compliance date of 11/10/17. 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:**

1615 Fowler Pl.

**OWNER:**

Heirs of Glenn E. Strickland

**REASON FOR  
INSPECTION:**

Inspector observed hole in the roof and initiated an inspection

**FIRST  
INSPECTION:**  
4/25/17

Summary of Major Violations

1. Repair or replace entire roof structure
2. Repair or replace damaged, rotten fascia boards
3. Repair or replace plumbing and fixtures in bathroom
4. Repair or replace plumbing and fixtures in kitchen
5. Repair sheetrock throughout house (wall and ceilings)

**HEARING  
RESULTS:**  
9/1/17

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:**  
10/4/17

Order to Repair or Demolish  
Date of Compliance 11/10/17

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

The inspector has spoken with the owner's daughters and they have stated they do not have the money to repair or demolish the property. The property is also delinquent on Guilford County Taxes in the amount \$1,371.67.















