

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 613 Manley St.

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

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 613 Manley Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/25/17. No action occurred by the compliance date of 2/28/17. 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:**

613 Manley Street

OWNER:

Joshua and Sarah Stahl

**FIRST
INSPECTION:**
8/30/16

Summary of Major Violations

1. Repair or replace rotten or damaged exterior fascia and soffit
2. Repair or replace damaged floor joists
3. Repair or replace damaged roof sheathing and roof
4. Repair or replace water damaged walls, floors, ceilings
5. Repair or replace damaged, loose and missing ext. siding

**HEARING
RESULTS:**
1/25/17

No one appeared for the Hearing. During the Hearing it was determined there are several violations of the Minimum Housing Code. There are multiple structural violations in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 50% of the value of the structure (50% was the threshold for demolition at the time this inspection was made).

**ORDER(S)
ISSUED:**
1/25/17

Order to Repair or Demolish
Date of Compliance 2/28/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

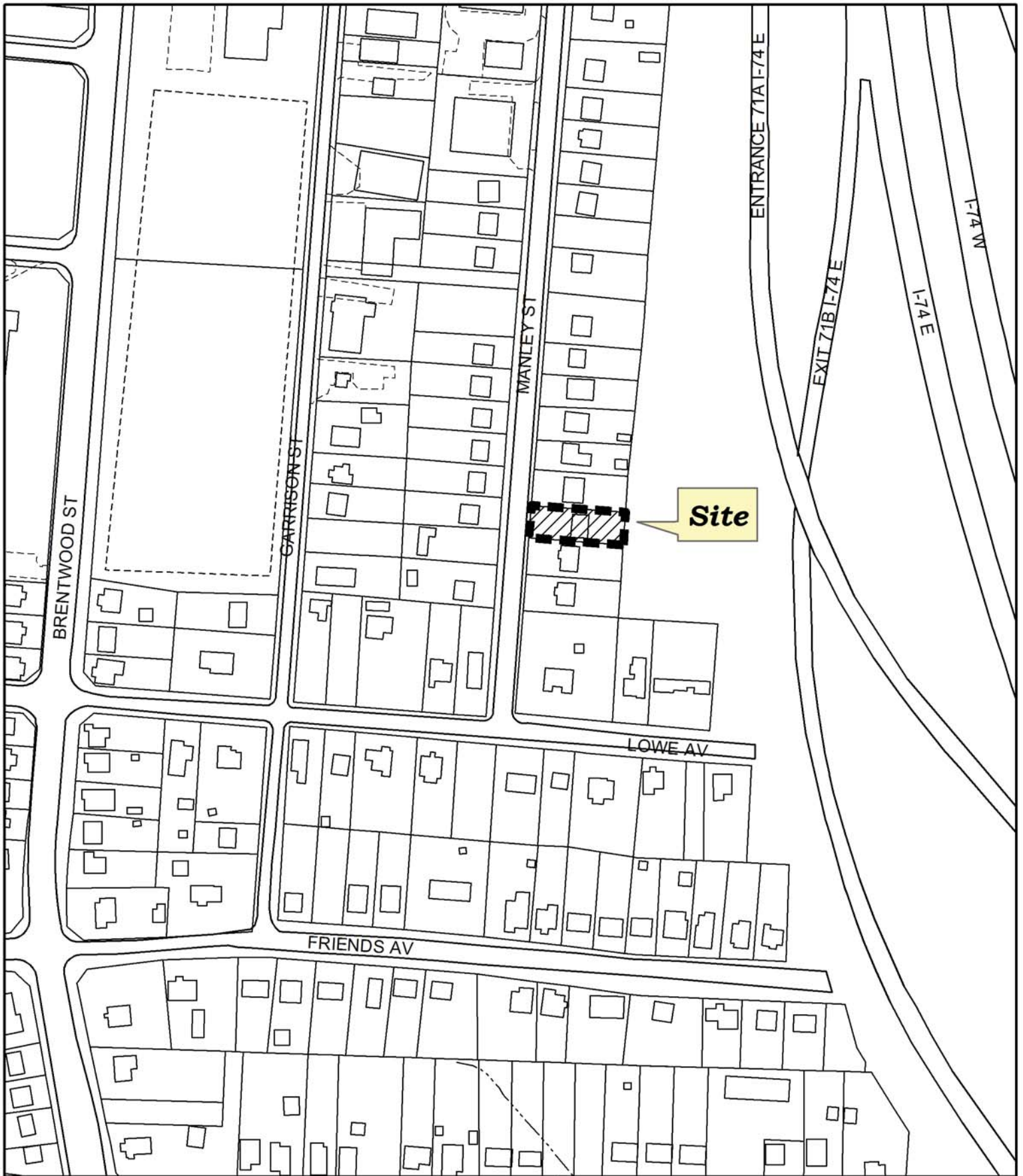
A permit was issued to the owner of the property (RC-17-0496) September 25, 2017. No inspections have been requested or performed.

EXTENSIONS:

None granted

ADDITIONAL:

This case was originally on the April 4, 2017 City Council agenda. I spoke with the owner the afternoon of the Council meeting and agreed to pull the item to allow him time to pay two years property taxes within that week, clear overgrown trees and bushes, repair gutters, install siding and replace the kitchen floor within the next 30 days. He anticipated having the whole house completed with repairs and ready for occupancy by mid June 2017. We have not been notified or shown where any repairs have been done on the interior and the exterior work has not been completed. They have Guilford County property taxes delinquent in the amount of \$2,871.86.



613 Manley Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: March 23, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd







