

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –268 Dorothy St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 2/19/18

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 268 Dorothy Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/11/17. No action occurred by the compliance date of 2/16/17. 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, including any outbuildings on the parcel.

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:**

268 Dorothy St.

OWNER:

A. Shane & Sherri Kennedy

**REASON FOR
INSPECTION:**

Old case from 2009

**FIRST
INSPECTION:**
12/19/16

Summary of Major Violations

1. Repair or replace damaged rafters and ceiling joists
2. Repair or replace damaged roof sheathing and covering
3. Repair or replace chimney
4. Repair or replace damaged piers

**HEARING
RESULTS:**
1/11/17

No one appeared for the Hearing. During the Hearing it was determined that 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:**
1/11/17

Order to Repair or Demolish
Date of Compliance 2/16/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

Ms. Kennedy emailed the inspector 12/29/16 stating the bank had foreclosed on the property in 2011, then the bank stated they didn't want the house and they sued them for the balance owed. Ms. Kennedy stated that they do not and have not wanted anything to do with the house since 2011.

268 Dorothy Street

WILLARD RD

DOROTHY ST

BURTON AV

MILLER ST

SHADY LN

WRIGHT ST

Site

SOUTH RD

PEACE ST

SHADY LN

VICKERS AV

HODGIN ST

ANNMOORE CI



Scale: 1"=200'

G:\Planning\Secure\ba-pz\Inspections\PresentMap200.mxd



268











