

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –2903 Bolton Pl.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 3/5/18

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 2903 Bolton Pl.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 11/15/17. No action occurred by the compliance date of 12/18/17. 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 and any outbuildings located on the property.

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:**

2903 Bolton Pl.

OWNER:

Estate of Paul Alden McKeehan Jr.

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:**
8/8/17

Summary of Major Violations

1. Repair or replace all damaged floor joists and sheathing
2. Repair or replace ceiling and wall coverings throughout
3. Provide missing plumbing fixtures in kitchen and bathroom
4. Repair damaged roof covering and rafters
5. Repair or replace back porch and porch roof

**HEARING
RESULTS:**
10/30/17

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:**
11/15/17

Order to Repair or Demolish
Date of Compliance 12/18/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector has not been contacted by anyone about this property.
The property taxes are delinquent in the amount of \$1,487.19.

2903 Bolton Place

LOVINGTON CT

Site

AVONDALE ST

SPRING GARDEN CI

BOLTON PL

MARK ST

HENDRIX ST

S SCIENTIFIC ST

JAMESTOWN RD

BOWERS AV

JUNIOR ST

E MARTIN LUTHER KING JR DR

WILMA

Scale: 1"=200'
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