

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –1403 Wiltshire St.

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

**Meeting Date:** 3/19/18

**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 1403 Wiltshire Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/30/18. No action occurred by the compliance date of 2/02/18. 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:**

1403 Wiltshire Street

**OWNER:**

Coast to Coast Realty LLC

**REASON FOR  
INSPECTION:**

Fire occurred 11/12/13

**FIRST  
INSPECTION:**  
6/8/17

Summary of Major Violations

1. Repair or replace fire damaged rafters and joists
2. Repair or replace fire damaged roof sheathing & covering
3. Repair or replace fire damaged ceiling, wall and floor coverings
4. Repair or replace fire damaged electrical wiring
5. Repair or replace fire damaged plumbing and fixtures

**HEARING  
RESULTS:**  
10/27/17

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:**  
1/30/18

Order to Repair or Demolish  
Date of Compliance 2/2/18

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

At a meeting on 6/27/17 Lori Loosemore met with the owner's (Mr. Paulie Maxwell & Mrs. Sharon Maxwell) they disputed the value being used for the house. The owner's were advised that they could seek an appraisal of the property and when they received it we could meet again to review the information. Mr. Maxwell stated he wanted to preserve the house by any means necessary even if it meant to sell it. He stated that he planned to start making repairs but did indicate money is an issue. I referred them to Community Development to see if they may qualify for emergency repair funds to repair the roof. He also stated that he would like to work on the floor joists on the 1<sup>st</sup> floor.

**ADDITIONAL INFO:**

The owner's were mailed a letter on February 12, 2018 from the Inspections Administrator, Reggie Hucks. The letter advised them of the need to move the electrical and plumbing service from the "main" house, to the renovated building on the property that they occupy as their primary residence. This would need to be done if they intend to continue living at this location per the NC Electrical and Plumbing Codes, and also if an ordinance for demolition is passed.

**1403 Wiltshire Street**

LYNWOOD TE

DELK DR

BRAGG CT

BRAGG AV

MCGUINN DR

Site

WILTSHIRE ST

CAROLINA ST

WOODRUFF AV

DALLAS AV

E LEXINGTON AV

BAILEY CI

WILLIAMS AV

TERRELL DR

DELK DR







BEWARE  
OF  
DOGS

POST  
KEEP







