

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –309 Kennedy Ave.

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

**Meeting Date:** 6/4/18

**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 309 Kennedy Ave.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/7/18. No action occurred by the compliance date of 3/8/18. 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, and any outbuildings 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:**

309 Kennedy Ave.

**OWNER:**

Rodney & Sandra Quick

**REASON FOR  
INSPECTION:**

Received complaint that people were getting into house

**FIRST  
INSPECTION:**  
11/29/17

Summary of Major Violations

1. Repair or replace roof (leaking in various rooms)
2. Repair or replace rear deck
3. Repair or replace rotten fascia and soffit material
4. Repair or replace damaged/missing siding
5. Repair or replace damaged ceiling and wall material throughout

**HEARING  
RESULTS:**  
12/19/17

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:**  
2/7/18

Order to Repair or Demolish  
Date of Compliance 3/8/18

**APPEALS:**

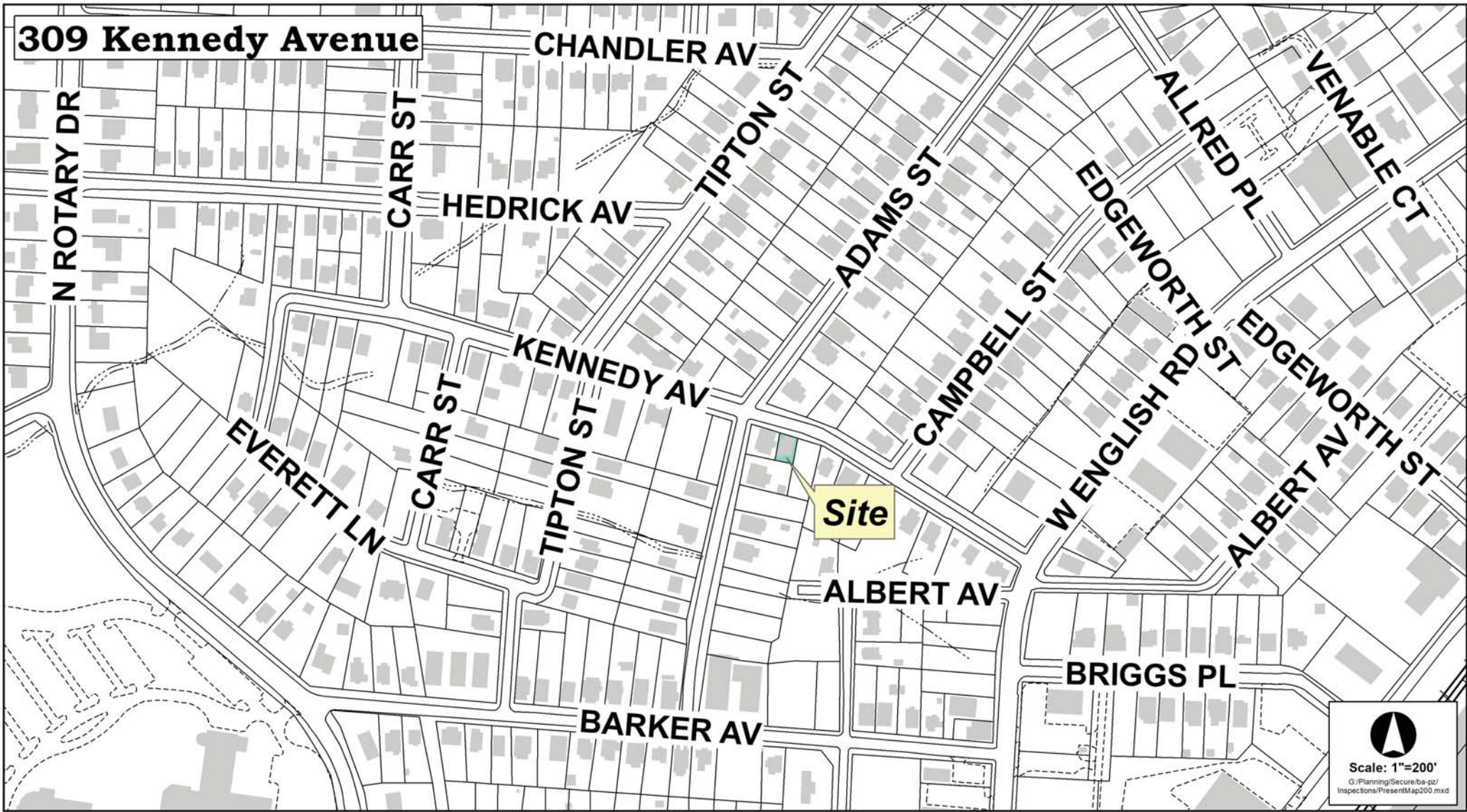
No appeals to date.

**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

The inspector did speak with the owner prior to the Hearing and advised him that a vagrant was occupying the property and that a fire had occurred upstairs and caused significant damage. The owner said he wasn't aware of this and that someone was supposed to be checking on the property periodically for him. This property is pending foreclosure with the Guilford County Tax Department, it is past due in the amount of \$10,752.62.



**309 Kennedy Avenue**

**CHANDLER AV**

**N ROTARY DR**

**CARR ST**

**HEDRICK AV**

**TIPTON ST**

**ADAMS ST**

**ALLRED PL**

**VENABLE CT**

**EVERETT LN**

**CARR ST**

**KENNEDY AV**

**TIPTON ST**

**CAMPBELL ST**

**EDGEWORTH ST**

**EDGEWORTH ST**

**Site**

**ALBERT AV**

**BRIGGS PL**

**BARKER AV**

Scale: 1"=200'  
G:\Planning\Secure\ba-pz\Inspections\PresentMap200.mxd















