

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –1453 N. Hamilton St.

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

**Meeting Date:** 9/17/18

**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 1453 N. Hamilton Street.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/14/18. No action occurred by the compliance date of 4/16/18. 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:**

1453 N. Hamilton St.

**OWNER:**

Nichols Land Company LLC

**REASON FOR  
INSPECTION:**

Inspector observed the dwelling was unsecured

**FIRST  
INSPECTION:**  
12/8/16

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace rotten band under kitchen
3. Repair or replace water damaged floor joist & girder
4. Repair or replace back porch handrail and steps
5. Repair or replace rotten subfloor in kitchen

**HEARING  
RESULTS:**  
1/8/17

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:**  
3/14/18

Order to Repair or Demolish  
Date of Compliance 4/16/18

**APPEALS:**

No appeals to date.

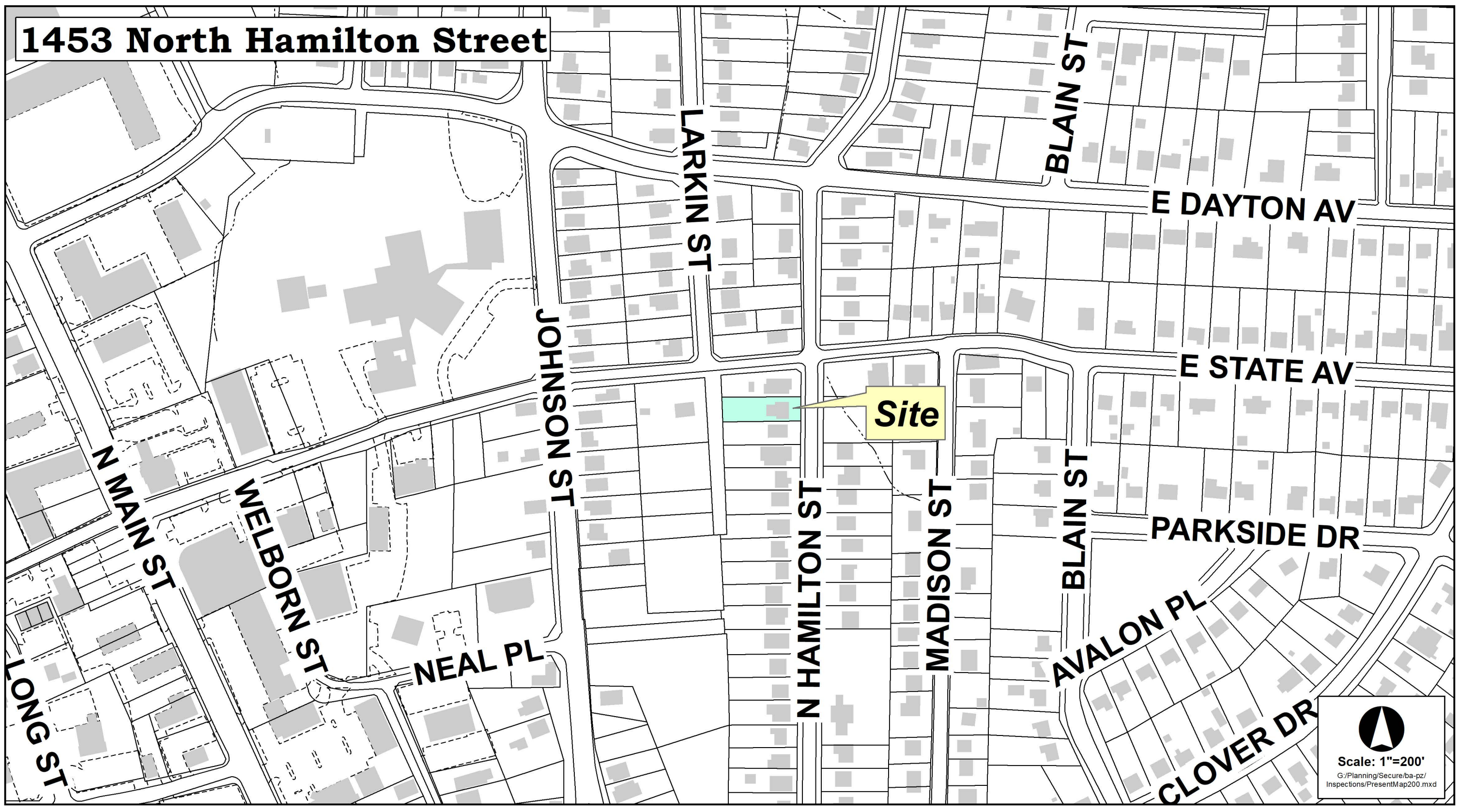
**OWNER  
ACTIONS:**

None

**ADDITIONAL:**

The inspector did speak with a representative of Suntrust Bank who stated she did receive the letters pertaining to the property. The Guilford County property taxes are delinquent in the amount of \$11,326.11 from 2008 to 2017.

**1453 North Hamilton Street**



**Site**



Scale: 1"=200'

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





















All my friends  
laughed when I  
kissed on her,  
I should've pulled  
my dick out and  
kissed on her.

















LUCA  
BRASI  
WAS  
here



