

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1505 East Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 10/1/18

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 1505 East Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/14/18. No action occurred by the compliance date of 3/19/18. 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:**

1505 East Ave.

OWNER:

TAK Homes LLC

**REASON FOR
INSPECTION:**

Interior pictures of the house were on internet/property unsecured

**FIRST
INSPECTION:
1/30/18**

Summary of Major Violations

1. Repair or replace missing/damaged wall covering throughout
2. Repair or replace roof covering and roof sheathing
3. Repair or replace damaged siding/treat ext. with protective coating
4. Repair or replace damaged piers
5. Repair or replace floor coverings and subfloors throughout

**HEARING
RESULTS:
2/14/18**

No one appeared for the Hearing. During the Hearing it was determined there are multiple 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:
2/14/18**

Order to Repair or Demolish
Date of Compliance 3/19/18

APPEALS:

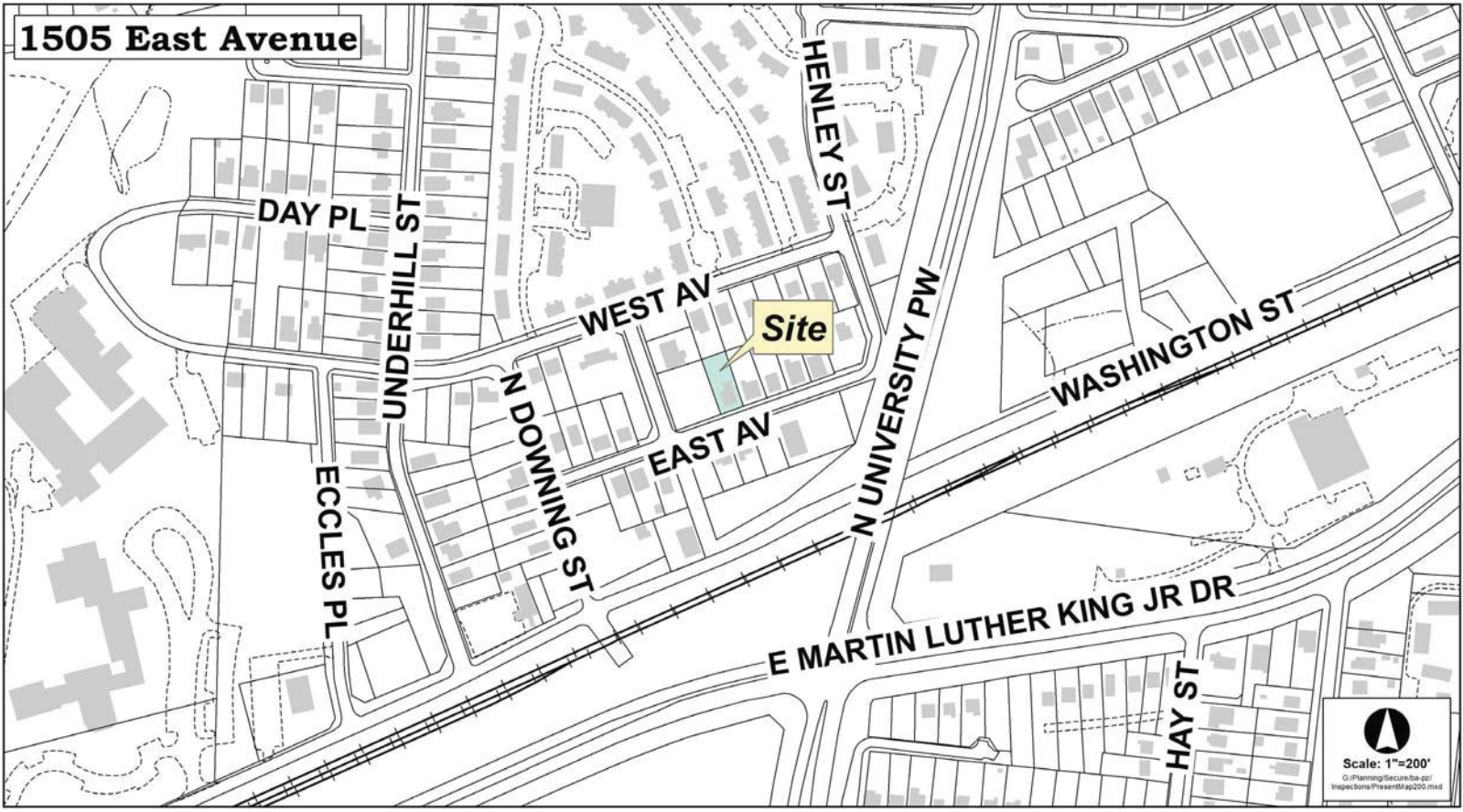
No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

The current owners purchased the property on April 16, 2018. The City recorded a Lis Pendens on February 20, 2018. I (Lori Loosemore) spoke with two different representatives of the property in June of 2018. In July of 2018, Alexi with TAK Homes contacted me and emailed me an outline for repairs. The plan was to apply for permits for the property before August 20, 2018 and begin repairs on August 20, with an expected completion date of November 15, 2018. As of September 21, 2018 no permits have been applied for.



1505 East Avenue

DAY PL

UNDERHILL ST

ECCLES PL

N DOWNING ST

WEST AV

EAST AV

Site

HENLEY ST

N UNIVERSITY PW

WASHINGTON ST

E MARTIN LUTHER KING JR DR

HAY ST

Scale: 1"=200'
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