

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –1208 Leonard Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 11/5/18

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 1208 Leonard Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/7/17. No action occurred by the compliance date of 1/16/18. 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 all 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:**

1208 Leonard Ave.

OWNER:

Elly's Place LLC

**REASON FOR
INSPECTION:**

Condition of the house observed by an inspector

**FIRST
INSPECTION:
11/14/17**

Summary of Major Violations

1. Repair or replace roof sheathing and covering
2. Repair or replace porch ceiling, floor and posts/columns
3. Repair or replace chimney(s)
4. Repair or replace damaged/missing wall covering(s) throughout
5. Repair or replace floor covering throughout

**HEARING
RESULTS:
12/7/17**

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:
12/7/17**

Order to Repair or Demolish
Date of Compliance 1/16/18

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

1208 Leonard Avenue

PRICE ST

S UNIVERSITY PW

PEARSON PL

HOOVER AV

HAY ST

WOODBURY ST

WINDLEY ST

MEREDITH ST

LEONARD AV

Site

WALNUT ST

GRANBY AV

WHITE OAK ST

CABLE ST

S UNIVERSITY PW

THISSELL ST

R C BALDWIN AV

FURLOUGH AV

FURLOUGH



Scale: 1"=200'
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