

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish –709 Hilltop St.

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 709 Hilltop St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/26/17. No action occurred by the compliance date of 2/27/17. 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:**

709 Hilltop St.

OWNER:

Victor Manuel Campos Rivas & Cynthia Lanto

**FIRST
INSPECTION:**
1/4/17

Summary of Major Violations

1. Repair holes and rotten flooring at bathroom
2. Repair or replace sheetrock on walls and ceiling throughout
3. Repair or replace rotten wood exposed near backdoor
4. Repair or replace hanging electrical panel
5. Inspection need for possible termite damage

**HEARING
RESULTS:**
1/24/17

Mrs. Campos appeared for the Hearing. She indicated they plan to start repairs this summer. Later in the Hearing Ms. Campos stated they may give the house to her sister and her husband. She was advised of the minimum housing process and permits would need to be obtained no matter who owns it. 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 50% of the value of the structure.

**ORDER(S)
ISSUED:**
1/26/17

Order to Repair or Demolish
Date of 2/27/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

EXTENSIONS:

The inspector spoke to the owner Mrs. Campos on 7/21/17. She indicated that they are leaving the country. The inspector asked when they would be back and the owner stated she didn't know. The inspector advised that the case is being prepared to go to City Council with a request for demolition but that she would give her an additional 30 days since they are going to be out of the country. Mrs. Campos stated they will see about obtaining a loan so the property can be repaired at one time.

ADDITIONAL:

Ms. Campos has conceded to me that they will not be able to make the repairs to the property. She intended to demolish the property but due to extenuating circumstances is unable to do so. She gave me permission to enter the property to take the interior pictures on 10/26/18.



709 Hilltop Street

Ordinance to Demolish



Location of subject property

**Community Development
and Housing**

City of High Point

Date: August 10, 2017



Scale: 1"=200'
G:/Planning/Secure/ba-pz/
Inspections/ord-demo.mxd















GARBAGE ONLY
HIGH POINT
WASTE MANAGEMENT





