

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish –337 Wingo 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

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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 337 Wingo St.

### **BACKGROUND:**

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 5/29/18. No action occurred by the compliance date of 7/2/18. 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:**

337 Wingo St.

**OWNER:**

Jennings V. & Lucinda Leviner

**REASON FOR  
INSPECTION:**

Substandard condition of the house observed by inspector

**FIRST  
INSPECTION:**  
4/30/18

Summary of Major Violations

1. Repair or replace front porch
2. Repair or replace damaged wall coverings throughout
3. Repair or replace subfloor/floor covering in kitchen
4. Ensure brick chimney is properly secured to house
5. Protect exterior that is has exposed plywood

**HEARING  
RESULTS:**  
5/22/18

The owner, Victor Leviner did appear for the Hearing. Mr. Leviner stated that he had to secure the property in the past. He intends to sell the property or donate to a non-profit, or he may fix it he has the time. He said he would also check with the Fire Department about them burning it as well. 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:**  
5/29/18

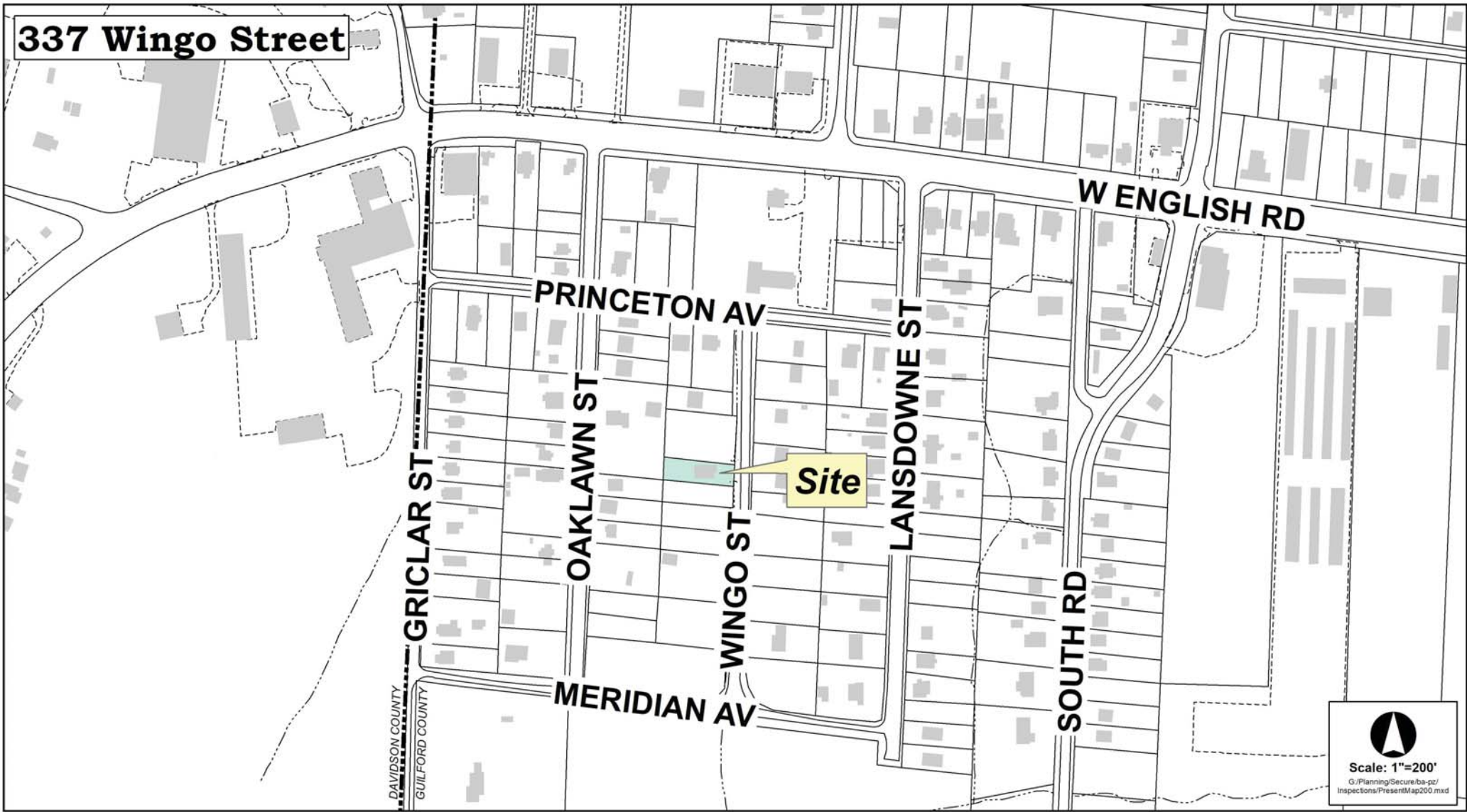
Order to Repair or Demolish  
Date of Compliance 7/2/18

**APPEALS:**

No appeals to date.

**OWNER  
ACTIONS:**

On 6/8/18 the owner did submit a quote for demolition but stated it was higher than they had anticipated. Then on 7/23/18 they emailed the inspector and stated they may have a buyer for the property. Then on 8/2/18, after the inspector reached out to the owner for an update they emailed the inspector and stated that they plan to make repairs to the property starting in October.



  
Scale: 1"=200'  
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