

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1518 Furlough Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 3/18/19

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 1518 Furlough Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 9/19/18. No action occurred by the compliance date of 10/19/18. 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 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: 1518 Furlough Ave.

OWNER: Nicanot Torres Peralta

**REASON FOR
INSPECTION:**

Case from previous Software

**FIRST
INSPECTION:**
8/16/18

Summary of Major Violations

1. Repair or replace rotten/deteriorated band
2. Repair or replace floor covering throughout
3. Repair or replace required plumbing fixtures
4. Repair or replace ceiling and wall sheetrock
5. Repair or replace facial and soffit boards

**HEARING
RESULTS:**
9/14/18

No one appeared for 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:**
9/19/18

Order to Repair or Demolish
Date of Compliance 10/19/18

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Mr. Torres contacted the inspector November 1, 2018 and stated that he would be in NC in about 2 months and was going to demolish the house. When Mr. Torres did come to High Point he stated he planned to have the Fire Department to burn the house. Our office was notified on February 13, 2109 that the High Point Fire Department would not be able to burn the house. On February 20, 2019 the inspector notified Mr. Torres that we would be taking this case to City Council requesting an Ordinance to Demolish.



Scale: 1"=200'

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1518

















