

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 303 Kennedy Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 4/15/19

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 303 Kennedy Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/24/18. No action occurred by the compliance date of 11/26/18. 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:**

303 Kennedy Ave.

OWNER:

Steven & Jeannie Shamka

**REASON FOR
INSPECTION:**

Local Codes observed condition of property

**FIRST
INSPECTION:
5/31/17**

Summary of Major Violations

1. Repair or replace defective roof system
2. Replace required plumbing fixtures
3. Repair or replace rotten interior studs
4. Repair or replace rotten ceiling & floor joists
5. Repair or replace ceiling and wall material

**HEARING
RESULTS:
10/23/18**

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:
10/24/18**

Order to Repair or Demolish
Date of Compliance 11/26/18

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

Guilford County Property taxes are delinquent in the amount of \$4,032.87 for the 2017 and 2018.



303 Kennedy Avenue

EDGEWORTH ST
EDGEWORTH ST
ALBERT AV
W MARTIN LUTHER KING JR DR

CAMPBELL ST
ADAMS ST

TIPTON ST
KENNEDY AV
TIPTON ST

CARR ST
EVERETT LN

ALBERT AV

BRIGGS PL

W ENGLISH RD

BRADSHAW ST

BARKER AV

PICKETT PL

N ROTARY DR

Scale: 1"=200'
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