

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 428 Ennis St.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 5/6/19

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 428 Ennis St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/23/18. No action occurred by the compliance date of 9/27/18. 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:**

428 Ennis St.

OWNER:

Shannon Tolbert (purchased Oct. 2017)

**REASON FOR
INSPECTION:**

Advised by HP Fire Dept fire occurred 8-15-17

**FIRST
INSPECTION:**
9/25/17

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace fire damaged rafters
3. Repair or replace fire damaged floor joists & coverings
4. Repair or replace fire damaged wall framing & coverings
5. Repair or replace required plumbing fixtures

**HEARING
RESULTS:**
11/17/17

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:**
8/23/18

Order to Repair or Demolish
Date of Compliance 9/27/18

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$646.91 for 2017 and 2018.

428 Ennis Street

REDDING DR

Site

ENNIS ST

W GREEN DR

W WILLIS AV

AMOS ST

CLIFFSIDE AV

W WARD AV

CLINTON AV

LINCOLN DR

RIDGEWAY PL







LOWEST

LOT	JOB

WARNING
Unauthorized entry
may be prohibited
by the owner
at any time



