

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 704 Mint Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 7/15/19

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 704 Mint Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/27/19. No action occurred by the compliance date of 3/27/19. 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:**

704 Mint Ave.

OWNER:

Olivia Spencer

**REASON FOR
INSPECTION:**

Inspector initiated inspection

**FIRST
INSPECTION:
2/6/19**

Summary of Major Violations

1. Repair or replace rotten roof sheathing and rafters, roof covering
2. Repair or replace ceiling material throughout the house
3. Repair or replace rotten floor joists, sheathing and floor covering
4. Repair or replace loose and hanging electrical outlets/fixtures
5. Repair or replace wall material/covering throughout

**HEARING
RESULTS:
2/27/19**

The owner Olivia Spencer appeared for the hearing. The minimum housing process was explained to her. Ms. Spencer stated that she did not have the money to repair the property due to being on a fixed income. She stated she will try to sell the house. The inspector did make her aware that she would need to disclose to any buyer that there is a minimum housing case on the property. 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:
2/27/19**

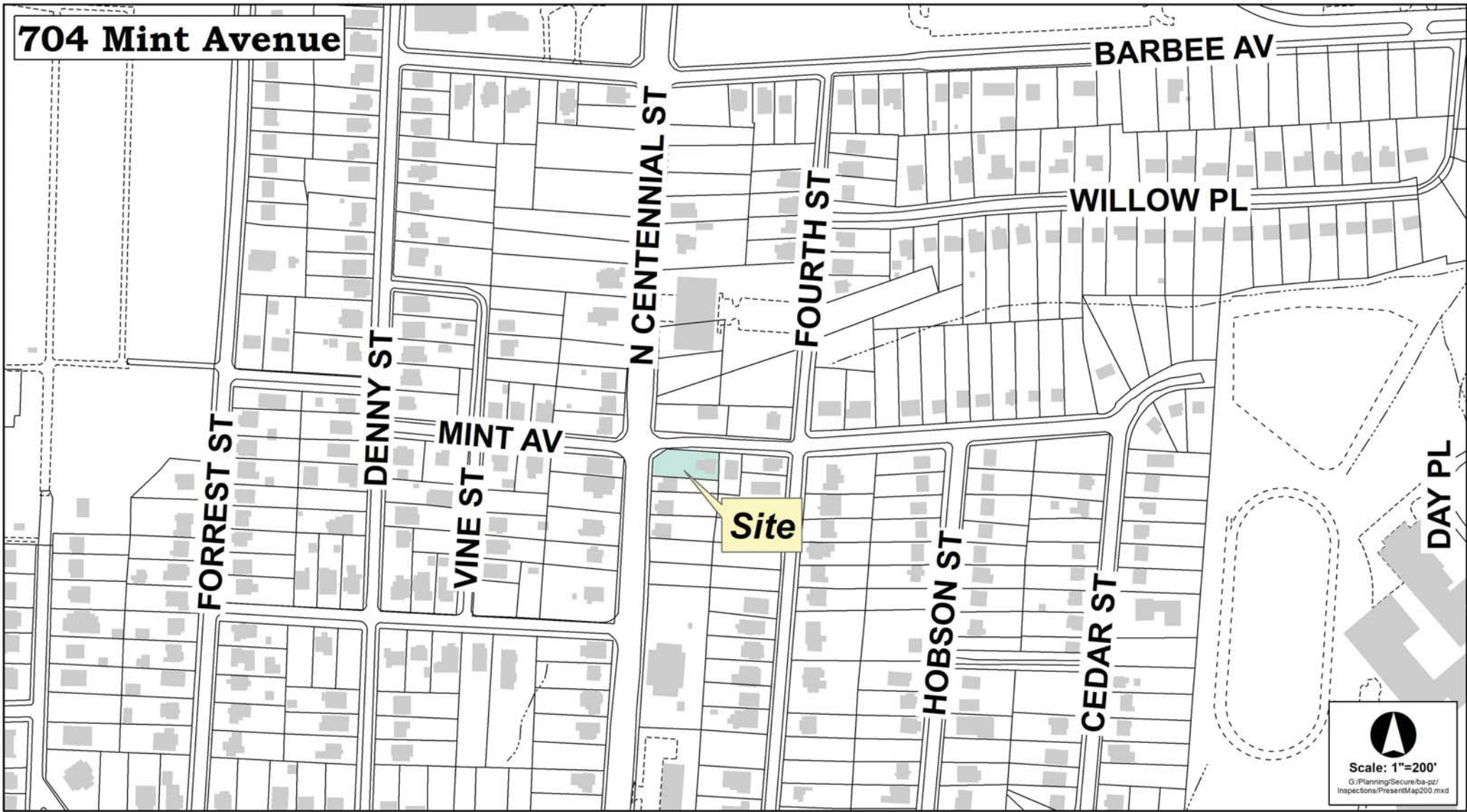
Order to Repair or Demolish
Date of Compliance 3/27/19

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None



704 Mint Avenue

BARBEE AV

WILLOW PL

DAY PL

Site

FORREST ST

DENNY ST

MINT AV

VINE ST

N CENTENNIAL ST

FOURTH ST

HOBSON ST

CEDAR ST

Scale: 1"=200'
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