

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1516 Willard Ave.

From: Michael McNair, Director
Community Development & Housing

Meeting Date: 8/5/19

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 1516 Willard Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 12/27/18. No action occurred by the compliance date of 1/28/19. 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:**

1516 Willard Ave.

OWNER:

Creative Resources Ministries

**REASON FOR
INSPECTION:**

Referral from High Point FD that house was unsecured

**FIRST
INSPECTION:
10/24/18**

Summary of Major Violations

1. Repair or replace damaged/missing ceiling material throughout
2. Repair or replace roof covering (several leaks throughout)
3. Install missing plumbing fixtures and plumbing where required
4. Paint or treat exterior with protective coating
5. Install floor covering throughout

HEARING

Mr. Mark Douglas appeared for the Hearing. He stated he fixes houses

**RESULTS:
11/19/18**

and flips them. He stated he would start on the property in the spring but is currently working on another property. The inspector advised Mr. Douglas that he would allow him a little more time before issuing the Order to Repair but that he would need to start repairs soon. The inspector advised Mr. Douglas of the City's process for minimum housing and if nothing is done the case will be taken to City Council. 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:
12/27/18**

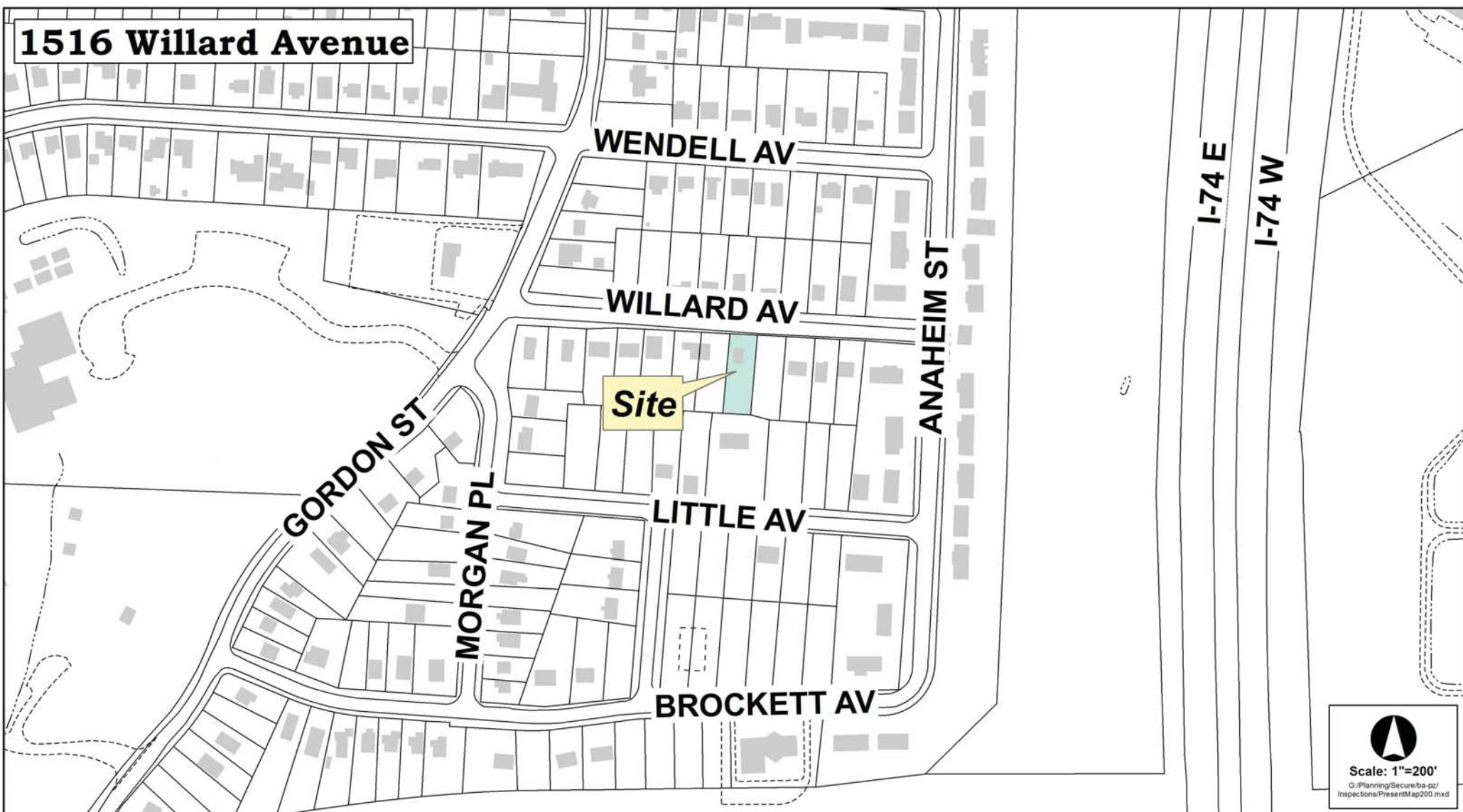
Order to Repair or Demolish
Date of Compliance 1/28/19

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

None




Scale: 1"=200'
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Inspections\PresentMap200.mxd



1616

1516























