

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1213 Leonard Ave.

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 9/16/19

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 1213 Leonard Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/9/17. No action occurred by the compliance date of 9/16/17. 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:**

1213 Leonard Ave

OWNER:

TCC Holdings LLC

**REASON FOR
INSPECTION:**

Inspector observed condition of property

**FIRST
INSPECTION:
9/14/16**

Summary of Major Violations

1. Install required plumbing fixtures in bathroom & kitchen
2. Repair or replace loose ceiling & wall material throughout
3. Repair or replace rotten subfloor in kitchen
4. Install missing windows
5. Repair or replace light fixtures & receptacles throughout

**HEARING
RESULTS
8/9/17**

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:
8/19/17**

Order to Repair or Demolish
Date of Compliance 9/16/17

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

The owner did apply and obtain a building permit, RC-18-0007, issued on 1/30/18. No inspections have been made to inspect work.

ADDITIONAL:

On 3/22/19 Mr. Boyd advised the inspector that he would begin repairs within one week. The inspector spoke to Mr. Boyd again on 4/29/19 when he was advised that he may have a buyer for the house, but if it didn't go through he would begin repairs in one week. Guilford County property taxes are delinquent in the amount of \$4,394.79 for 2014, 2015, 2016, 2017, 2018 and 2019.

1213 Leonard Avenue

PRICE ST

S UNIVERSITY PW

S DOWNING ST

HOOVER AV

HAY ST

PEARSON PL

Site

WOODBURY ST

WINDLEY ST

MEREDITH ST

LEONARD AV

GRANBY AV

R C BALDWIN AV

FURLOUGH AV



Scale: 1"=200'
G:\Planning\Secure\ba-pz/
Inspections\PresentMap200.mxd



1213

