

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 129 Underhill St.

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 129 Underhill St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 4/17/19. No action occurred by the compliance date of 5/22/19. 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:**

129 Underhill St.

OWNER:

Tomas Rodriguez

**REASON FOR
INSPECTION:**

Old case from previous software

**FIRST
INSPECTION:
2/21/18**

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace damaged framing throughout house
3. Repair or replace damaged ceiling joists & damaged rafters
4. Repair or replace damaged/missing wall & ceiling material
5. Repair or replace back porch

**HEARING
RESULTS:
4/16/19**

The owner, Mr. Rodriguez appeared for the Hearing. He stated that he planned to keep the property secure and work on it slowly as he had the money. 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:
4/17/19**

Order to Repair or Demolish
Date of Compliance 5/22/19

APPEALS:

No appeals to date.

**OWNER
ACTIONS:**

The owner did apply and obtain a permit to remove the chimney, RC-19-0177, issued 4/16/19. No inspections have been made.

129 Underhill Street

MINT AV

CEDAR ST

CEDAR ST

DAY PL

UNDERHILL ST

Site

ECCLES PL

WEST AV

N DOWNING ST

EAST AV

HENLEY ST

N UNIVERSITY PW

WASHINGTON ST

E MARTIN LUTHER KING JR DR



Scale: 1"=200'

G:\Planning\Secure\ba-pz\Inspections\PresentMap200.mxd







