

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 813 Mint Ave.

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

Meeting Date: 1/21/20

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 813 Mint Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 10/18/19. No action occurred by the compliance date of 11/18/19. 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:**

813 Mint Ave.

OWNER:

Heirs of Mary Magdalene Lane

**REASON FOR
INSPECTION:**

Local Codes observed condition of house

**FIRST
INSPECTION:
10/3/19**

Summary of Major Violations

1. Treat exterior with protective coating
2. Repair or replace column support @ front of house
3. Repair or replace damaged floor covering & subfloor throughout
4. Repair or replace rotten studs, ceiling joists/floor joists throughout
5. Repair or replace ceiling material throughout house

**HEARING
RESULTS:
10/17/19**

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:
10/18/19**

Order to Repair or Demolish
Date of Compliance 11/18/19

APPEALS:

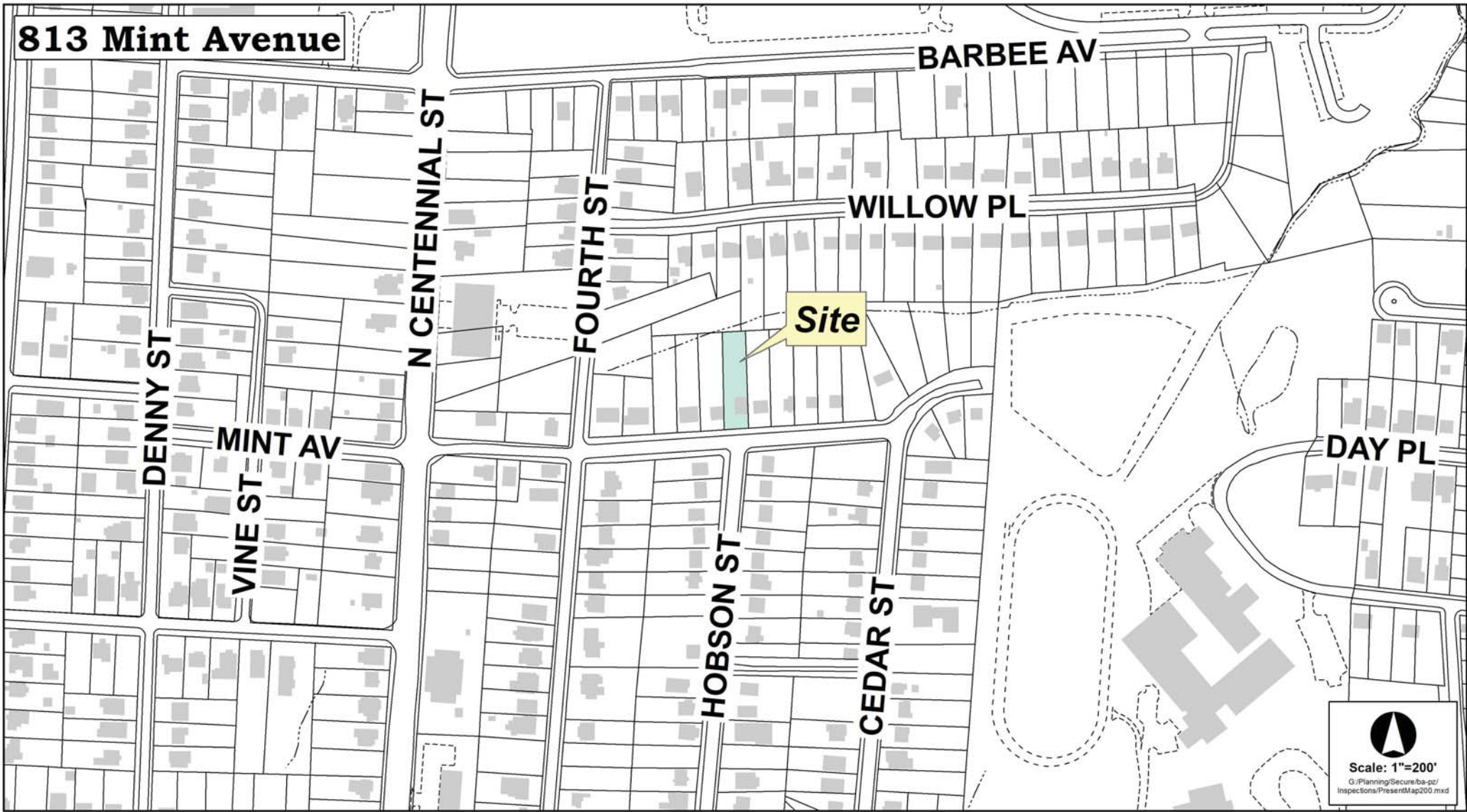
None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$16,182.66 for 2014, 2015, 2016, 2017, 2018 and 2019.



813 Mint Avenue

BARBEE AV

WILLOW PL

Site

DAY PL

CEDAR ST

HOBSON ST

FOURTH ST

N CENTENNIAL ST

MINT AV

DENNY ST

VINE ST

Scale: 1"=200'

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ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

813 Mint Ave.

OWNER (S)

Heirs of Mary Magdalene Lane
892 Emory Ave.
Macon, GA 31201

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 21st day of January, 2020
Lisa B. Vierling, City Clerk







