

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Ordinance to Demolish – 208 Lawndale Ave.

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

**Meeting Date:** 11/16/2020

**Public Hearing:** No

**Advertising Date:**

**Advertised By:**

**Attachments:**

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

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### PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 208 Lawndale Ave.

### BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/3/2020. No action occurred by the compliance date of 4/3/2020. 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:**

208 Lawndale Ave.

**OWNER:**

Margaret Ann Robbins

**REASON FOR  
INSPECTION:**

Complaint from citizen about condition of the property

**FIRST  
INSPECTION:  
8/14/2019**

Summary of Major Violations

1. Repair or replace walls and ceiling material throughout the house
2. Install heating system
3. Repair or replace missing/damaged siding
4. Repair or replace electrical system
5. Repair or replace plumbing fixtures throughout house

**HEARING  
RESULTS:  
9/23/2019**

Alexia Hayes, granddaughter of the owner appeared for the Hearing. Ms. Hayes stated the plumbing is in working order. She also stated their electrician looked at electrical and said it was in working condition, the inspector asked Ms. Hayes to have the electrician put that in writing for our records. Ms. Hayes stated they will be completing other items that do not require a permit. She estimated they would have the house completed in about 60 days. The inspector advised she would work with them on the timeline as long as progress is being made. 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:  
3/3/2020**

Order to Repair or Demolish  
Date of Compliance 4/3/2020

**APPEALS:**

None

**OWNER  
ACTIONS:**

Permit RC-19-0571 issued 9/23/2019.

**ADDITIONAL:**

The inspector contacted Alexia Hayes on 10/8/2020 and asked about progress on the house. Ms. Hayes stated they haven't been able to work on the house due to COVID19. The inspector advised if work didn't begin the case may be referred to Council, Ms. Hayes asked if they would be advised of this.

As of 11/5/2020 the only inspection performed on the property was a framing inspection which received a passed-partial inspection on 3/31/2020.

**208 Lawndale Avenue**

KIVLOW PL

GEDDIE PL

DELAWARE PL

POMEROY PL

HICKORY CHAPEL RD

CHARLES AV

FRIENDLY AV

Site

AVONDALE ST

PARAMOUNT ST

LAWNDALE AV

GRAND ST

SPRING GARDEN CI

MARLBORO 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

OWNER (S)

208 Lawndale Ave.

Margaret Ann Robbins  
208 Lawndale Ave.  
High Point, NC 27265

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 16th day of November, 2020

Lisa B. Vierling, City Clerk























