

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1221 Franklin Ave.

From: Thanena S. Wilson, Interim Director
Community Development & Housing

Meeting Date: 11/15/2021

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 1221 Franklin Ave.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/27/2021. No action occurred by the compliance date of 3/4/2021. 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:**

1221 Franklin Ave.

OWNER:

Arelis Tejada & Eddys Joel Tejada

**REASON FOR
INSPECTION:**

Inspector observed dwelling unsecured

**FIRST
INSPECTION:
1/7/2019**

Summary of Major Violations

1. Repair or replace roof sheathing
2. Repair or replace damaged ceilings joists & framing
3. Repair or replace ceiling material throughout
4. Repair or replace plumbing fixtures throughout
5. Repair or replace damaged framing throughout

**HEARING
RESULTS:
1/27/2021**

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:
1/27/2021**

Order to Repair or Demolish
Date of Compliance 3/4/2021

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

The inspector did speak with the owner on 1/25/2021 (prior to Hearing) and the owner stated he would be hiring contractors the following week and he hopes to have the house completed in 8 months. The inspector explained that an Order would be issued and that repairs would need to begin.

This property was scheduled to be heard before City Council on 8/2/2021. The owners submitted a plan to Local Codes to begin repairs and have completed in 12 months. They applied for a building permit to make repairs. The permit wasn't issued due to non-payment.

On 10/18/2021 Lori met with a prospective buyer for this property to discuss repairs, as of 11/4/2021 the property has not been sold.

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)

1221 Franklin Ave.

Arelis Tejada & Eddys Joel Tejada
1948 Sinclair Trace
Burlington, NC 27215

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 15th day of November, 2021

Lisa B. Vierling, City Clerk













