

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
JUNE 9, 2016**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, June 9, 2016 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Ellen Sheridan, Chair; Shermin Ata; Horace Sturdivant; Robert Kollar; and Carolyn Biggerstaff. Staff present included: Elizabeth Benton, Cheryl Lilly, Mark Wayman and Inspectors Don Sheffield, Donald Foster, Jarod LaRue, Brad Tolbert, Roddy Covington, Rich Stovall, and Roy McDougal. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

Chair Sheridan explained the rules and procedures of the Minimum Housing Standards Commission.

**1. APPROVAL OF MINUTES FROM MAY 12, 2016 MEETING:**

Ms. Ata moved approval of the May 12, 2016 meeting minutes as written, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Kollar, Sturdivant, Biggerstaff. Nays: None.)

**2. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Elizabeth Benton, Compliance Code Coordinator, noted the following change in the agenda:

**Item 5 – 1007 West Florida Street: Removed for Service.**

**3. SWEARING-IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**4. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

***CONTINUED CASES:***

5. **1007 West Florida Street** (Parcel #0008658) Marvin B. Graeber, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. Continued from February 11, 2016 and May 12, 2016 meetings. **(REMOVED DUE TO SERVICE)**
6. **4107 Walker Avenue** (Parcel #002590) Jessica G. Van Hecke, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from June 9, 2015; September 8, 2015; February 11, 2016; April 14, 2016; and May 12, 2016 meetings. **(CONTINUED UNTIL JULY 14, 2016 MEETING)**

Jessica Van Hecke, 5435 Yanceyville Road, Brown Summit, North Carolina, informed members that although the property has more issues than she realized, some progress has been made. She has more time to devote to the property and felt that repairs could probably be completed in less than four months. The plumbing and heat are being worked on now and the electrician has secured a permit to begin work. After these repairs have been addressed, work will begin on framing, insulation and sheetrock.

Inspector Covington's notes indicated that slow progress is being made on the repairs. The property is being maintained and is secure.

Chair Sheridan moved to continue this case until the July 14, 2016 meeting, seconded by Ms. Biggerstaff. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar, Sturdivant. Nays: None.)

7. **118 A&B McCulloch Street (Parcel #001303)** Estate of Otis L. Wilson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. Continued from January 14, 2016; April 14, 2016; and May 12, 2016 meetings. **(CONTINUED UNTIL AUGUST 11, 2016)**

Margaret Dudley, Attorney, was present on behalf of Linda Wilson. She stated that a special proceeding has been filed requesting the court's permission to issue an Order allowing for a public or private sale of this property. Ten heirs must be served and the hearing has been scheduled for July 18, 2016. There is a prospective buyer for the property who indicated continued interest in the property as late as yesterday. She assumes the prospective buyer will purchase the property as is and has seen the condition of the property. The house has been appraised but the offer is less than the appraised value.

Chair Sheridan felt that it would be appropriate for the new owner to appear before the Commission in 60 days to provide an update.

Chair Sheridan moved to continue this case until the August 11, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar, Sturdivant. Nays: None.)

8. **912 Hern Avenue (Parcel #0021864)** Mary's House, Inc. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. Continued from April 14, 2016 and May 12, 2016 meetings. **(CONTINUED UNTIL SEPTEMBER 8, 2016 MEETING)**

Jacqueline Phillips, Mary's House, and Brian Lewis, 108 Heritage Creek Way, were present to speak on this property. Mr. Lewis indicated his intention to purchase and rehab this property and then offer it for sale or rent. A closing date is anticipated to occur in 15 days.

Ms. Ata moved to continue this case until the September 8, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar, Sturdivant. Nays: None.)

9. **3630 Flint Street (Parcel #0044543)** Heirs of Dorothy Butler, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. Continued from March 11, 2016 and May 12, 2016 meetings. **(INSPECTOR UPHELD)**

There was no one present to speak on this property. Inspector LaRue has received no communications from the owners or anyone else relative to this property. No progress has been made on this property and Inspector LaRue felt that the owners have abandoned their intent to repair the property.

Ms. Ata moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Biggerstaff, Kollar, Sturdivant. Nays: None.)

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties of interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was June 7, 2016; this property is not a multifamily property; and there are more than five separate minor types of violations or one major type of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include power not on at time of inspection; unsafe electrical wiring; missing smoke detector; carbon monoxide detector required; utilities for heat, either gas/electric, not on at time of inspection; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; windows are required to have an approved sash locking device; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; exterior walls not weatherproof; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; water heating facilities shall be properly installed and maintained; property needs new heating and HVAC system.

Chair Sheridan stated that the property involved in this matter is located at **3630 Flint Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 10. 3515 Carrington Street** (Parcel #0026435) Charles and Joelle Kuhman, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from October 14, 2015; December 10, 2015; March 10, 2016; and May 12, 2016 meetings. **(CONTINUED UNTIL JULY 14, 2016)**

Charles Kuhman, 4408 Millpoint Road, stated that pending a final mechanical inspection, the property should be in compliance next week. The contractor has called in for the inspection that should take place within a day or two. A tenant is scheduled to occupy the property on June 28, 2016.

Inspector Covington's notes indicate that the property has almost been completed with the exception of a mechanical inspection. He felt that quality work was being done at the property.

Ms. Ata moved to continue this case until the July 14, 2016 meeting, seconded by Mr. Kollar. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar, Sturdivant. Nays: None.)

- 11. 3104 A-F & H-M Summit Avenue** (Parcel #0032353) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting Orders to Repair.** Inspector Jarod LaRue. Continued from January 14, 2016 and April 14, 2016 meetings. **(CONTINUED UNTIL AUGUST 11, 2016 MEETING)**

Irene Agapion, 625 South Elm Street, was present to speak on the property. She commented on the entire property and stated that 13 of the 14 units in the 3100 building are now in compliance.

Relative to the 3104 building, a contract for the roof has been signed for work over unit E. Units 3104 A and F are in progress and unit C has been finalled out. She anticipates that 3104 A, E, F, and J will be completed by June 30. The remaining units should be completed by August 19.

Inspector LaRue commented that the work that was done on the 3100 building was exceptional and work being done on building 3104 is just as good. Work on the 3104 building is slow because the owner has been focusing her efforts on the 3100 building. There are some exterior violations that need to be addressed before he can close out several other units in the 3104 building.

Mr. Kollar moved to continue this case until the August 11, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar, Sturdivant. Nays: None.)

- 12. 1543 Lovett Street** (Parcel #0008772) Matthew Richard Durham, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. Continued from June 9, 2015; July 14, 2015; December 10, 2015; February 11, 2016; March 10, 2016; and May 12, 2016 meetings. **(CONTINUED UNTIL AUGUST 11, 2016 MEETING)**

Matthew Durham, 8132 Mabe Marshall Road, Summerfield, North Carolina, expressed his frustration with progress being made on this property. He is having difficulty finding a plumber or mechanical contractor who will complete work of such a small scale. He has found they would prefer to install an extensive HVAC system rather than do this small job. He received some additional recommendations for plumbers and is waiting for them to call back. All violations have been addressed except the heating.

Inspector McDougal said that the owner needs to find a plumber or mechanical contractor who can acquire a permit. Mr. Durham indicated that he installed new room units but he needs someone to inspect them to insure the work was done correctly and will pass the City's inspection.

Ms. Ata suggested that the owner contact surrounding towns to find other contractors who are not too busy and may be interested in doing this installation.

Ms. Ata moved to continue this case until the August 11, 2016 meeting, seconded by Mr. Kollar. The Commission voted 4-1 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar. Nays: Sturdivant.)

- 13. 3208 Martin Avenue** (Parcel #0043812) Sidney Branch, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. Continued from July 14, 2015; September 10, 2015; December 10, 2015; January 22, 2016; February 11, 2016; and April 14, 2016 meetings. **(CONTINUED UNTIL JULY 14, 2016 MEETING)**

Jennifer Freeman, Housing Rehab Administrator for the City of Greensboro, 300 West Washington Street, was present on behalf of the property owners who are out of town. Mr. Branch, an owner, has submitted an application for a rehab program. Ms. Freeman is waiting for a title search on the property to be able to proceed further with the application. She asked for a continuation in this matter.

Ms. Ata moved to continue this case until the July 14, 2016 meeting, seconded by Ms. Biggerstaff. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar, Sturdivant. Nays: None.)

- 14. 1112 Lexington Avenue** (Parcel #0005791) Gilfred Lee Fray, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roy McDougal. Continued from May 12, 2015; August 13, 2015; December 10, 2015; February 11, 2016; and April 14, 2016 meetings. **(CONTINUED UNTIL JULY 14, 2016 MEETING)**

Jim Teel, City of Greensboro Rehabilitation Advisor, informed members that the project has just started. He asked to return at the next meeting to deliver a more defined time line for completion. All permits have been pulled.

Inspector McDougal commented that the contractors are working on the exterior of the building but the cooperation of the owner in boxing up items will be needed to work on the interior.

Ms. Ata moved to continue this case until the July 14, 2016 meeting, seconded by Ms. Biggerstaff. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Kollar, Sturdivant. Nays: None.)

- 15. 1902 Phillips Avenue** (Parcel #0019763) James and Rachel Alston, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington. Continued from April 14, 2016 meeting.  
**(CONTINUED UNTIL JULY 14, 2016 MEETING)**

There was no one present to speak on this property. Compliance Coordinator Benton said that no work is being done at the property. There is an interested buyer for this property working with the mortgage company. The Inspector's notes indicated that the owners were aware of this meeting. This is an active nuisance case because the owners are not maintaining the yard.

Ms. Ata commented that this case has only been heard one time before and she would like to give the owner or potential owner an opportunity to attend next month's meeting.

Ms. Ata moved to continue the case until the July 14, 2016 meeting, seconded by Ms. Sheridan. The Commission voted 4-1 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Ata, Sturdivant. Nays: Kollar.)

**NEW CASES:**

- 16. 3307 Delancy Street** (Parcel #0020840) Henry & Margaret Parker. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on December 17, 2015. The hearing was held on January 6, 2016. The Order to Repair was issued on the same day and expired on February 5, 2016. The City did have to secure the property and there are children living in the area where the property is located. There is a school nearby. There is a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order of Demolition.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was June 7, 2016; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include all appliances shall be capable of performing the intended function; cracked or missing electrical outlet and switchplate covers; electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet and light fixtures; power not on at time of inspection; doors difficult to operation; lighting is required in hallways, stairways, kitchen, bathroom, laundry room, boiler room, furnace room; missing smoke detectors; windows not readily accessible in case of emergency; heat-gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing facilities must be maintained in a safe, sanitary and functional condition; water supply to all plumbing fixtures shall have adequate pressure; kitchen shall contain enough space to store, prepare, serve and dispose of foods in a sanitary manner; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a

deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort; bedrooms must have door and interior lock set; windows are required to have an approved sash locking device; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls not weatherproof; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; all stairs, landings, balconies, porches, decks, ramps or other walking surfaces more than 30" above floor or grade level shall have guardrails; handrails are loose, damaged or improperly maintained; buildings are required to have approved address numbers in a position plainly visible from the street; steps are rotten or in disrepair; porch and/or patio flooring rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; all sidewalks, stairs, driveways and similar areas shall be kept in good repair and free of hazardous conditions.

There was no one present to speak on this case. Inspector LaRue stated his opinion that the owner has abandoned his intent to repair the property. The last time he was able to speak with the owner was a year ago about another property. There have been offers on this property but they were too low to be accepted by the bank. The grass is high and is not being maintained.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Biggerstaff, Kollar, Sturdivant. Nays: None.)

Chair Sheridan stated that the property involved in this matter is located at **3307 Delancy Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- 17. 812 A&B Spring Garden Street (Parcel #0003674) Charles Monnett, Jr.; Charles Monnett III; Mary Lou Davis; Barbara and Paul Hemrick; Frances and James Ross; Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Roy McDougal. (CONTINUED UNTIL JULY 14, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on February 27, 2015. The hearing was held on July 21, 2015. The Order to Repair was issued on August 7, 2015 and expired on September 8, 2015. The property did not have to be secured and there has not been a history of police complaints. This property is located in a historic area. The estimated cost of repairs for both Unit A and Unit B are less the tax value of the units. Staff is requesting an Order to Repair this property.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was June 7, 2016; this property is a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations for Unit A include power not on at time of inspection; gas appliances need adequate clearance and space for ventilation unless adequate combustion air is provided; heat-gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms; water not on at time of inspection; plumbing fixtures/toilet loose and unstable; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; gutters and downspouts shall be maintained in good repair and free of obstruction; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; missing smoke detectors; carbon monoxide detector required; unclean/unsanitary floors, ceilings, and walls; all cracked or loose plaster, decayed wood or other defective surfaces shall be repaired or replaced; all windows and window frames shall be kept in sound condition, good repair and be weathertight; bathroom as required to have a door with an interior locking mechanism for privacy; bedroom must have a door and interior lock; all exterior stairs with more than four risers shall have a handrail on one side of the stair.

The violations for Unit B include cooking or heating equipment unsafe or dangerous; heat-gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathroom; missing smoke detectors; carbon monoxide detectors required; bathrooms required to have a door with an interior locking mechanism for privacy; bedrooms must have a door and interior lock; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all windows shall be easily operable and capable of being held in position by window hardware; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks; and loose or rotting materials; roof drains, gutters and downspouts shall be maintained in good repair and free of obstruction; porch and/or patio flooring rotten or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; exterior handrail on stairs leading to basement is required.

Bob Bates, 1110 Grecale Street, is a real estate broker representing the property owners. The owners secured Mr. Bates as a realtor over a year ago. The property is located in the College Hill Historic District. When the property was originally up for sale, the neighborhood was in process of developing the College Hill Overlay which has now been finalized. The property is no longer occupied and the last repair made at the property was done 18 months ago. The property is an heir estate and the only heir living in the area has been in and out of the hospital. Mr. Bates is working with one of the heirs in Atlanta to move forward. There has been interest in developing this historic property and options are being discussed. The house is part of four parcels owned by the heirs that are being marketed for a redevelopment opportunity. The overlay is approved for redevelopment. He commented that there are ways to redevelop the property without demolishing it.

Chair Sheridan felt that Mr. Bates should return next month with an update and suggested that he should contact Preservation Greensboro.

Chair Sheridan moved to continue the case until the July 14, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Biggerstaff, Kollar, Sturdivant. Nays: None.)

**18. 3548 Riverside Drive (Parcel #0049674) Chapter 17 Nuisance Case.** Phillip White, Owner. In the Matter of an Order to Demolish Structure. Inspector Brad Tolbert. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this is a nuisance case that comes under Chapter 17. Staff has issued an Order and the hearing for this case is today. This property was initially inspected on April 18, 2016 and the address was deemed unsafe and condemned for occupancy by the Inspector pursuant to Chapter 17. The building is in a state of such disrepair and dilapidation that the building is dangerous to life, health and surrounding properties unless it is immediately repaired or demolished; the condition of the walls, floors and roof are in such a state of disrepair that the building will continue to constitute a health or

safety hazard; and the cost of repair to bring the building into compliance with the minimum housing code is greater than 65% of the value of the building as it stands as of the time of inspection.

Ms. Ata moved to uphold the Inspector for immediate demolition, seconded by Mr. Sturdivant. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Biggerstaff, Kollar, Sturdivant. Nays: None.)

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; and the last time the property was inspected was June 6, 2016. Compliance Coordinator Benton agreed with these questions.

Chair Sheridan stated that the property involved in this matter is located at **3548 Riverside Drive** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question is in a state of such disrepair and dilapidation that the building is dangerous to life, health and surrounding properties unless it is immediately repaired or demolished; the condition of the walls, floors and roof are in such a state of disrepair that the building will continue to constitute a health or safety hazard; and the cost of repair to repair the violations is greater than 65% of the value of the building. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**19. 1706 Ralph Street (Parcel #0022432) Chapter 17 Nuisance Case.** Henry and Shirley Hipps, Owners. In the Matter of an Order to Demolish Structure. Inspector Brad Tolbert.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this is a nuisance case that comes under Chapter 17. This property was inspected May 24, 2016 and the address was deemed unsafe and condemned for occupancy by the Inspector pursuant to Chapter 17. The building is in a state of such disrepair and dilapidation that the building is dangerous to life, health and surrounding properties unless it is immediately repaired or demolished; the condition of the walls, floors and roof are in such a state of disrepair that the building will continue to constitute a health or safety hazard; and the cost of repair to bring the building into compliance with the minimum housing code is greater than 65% of the value of the building as it stands as of the time of inspection.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; and the last time the property was inspected was June 6, 2016. Compliance Coordinator Benton agreed with these questions.

Moses McLane, 2708 Millpond Road, stated his support to uphold the Inspector for demolition of the house.

Mr. Sturdivant moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Biggerstaff, Kollar, Sturdivant. Nays: None.)

Chair Sheridan stated that the property involved in this matter is located at **1706 Ralph Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question is in a state of such disrepair and dilapidation that the building is dangerous to



life, health and surrounding properties unless it is immediately repaired or demolished; the condition of the walls, floors and roof are in such a state of disrepair that the building will continue to constitute a health or safety hazard; and the cost of repair to repair the violations is greater than 65% of the value of the building. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

***REQUEST TO RESCIND PRIOR COMMISSION RESOLUTION FOR DEMOLITION CASES:***

- 20. 718 Creek Ridge Road** (Parcel #0049787) ADSNC Property, LLC, Owner. **Demolished by Prior Owner. (RESCINDED)**
- 21. 3310 Woodlea Drive** (Parcel #0052016) Clifton Parker, New Owner. **Repaired by Owner. (RESCINDED)**

Ms. Ata moved to rescind 718 Creek Ridge Road and 3310 Woodlea Drive, seconded by Ms. Biggerstaff. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sheridan, Ata, Biggerstaff, Kollar, Sturdivant. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 3:10 p.m.

Respectfully submitted,

Ellen Sheridan  
Chair, City of Greensboro Minimum Housing Standards Commission

ES: sm/jd