

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
MAY 13, 2014**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, May 13, 2014 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:43 p.m. The following members were present: Kathleen Sullivan, Chair; Justin Outling; Tyler Quinn; Kimberly Moore-Dudley; Shermin Ata; and Steve Allen. Staff present included Elizabeth Benton, Cheryl Lilly, Zona Cureton, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Don Foster, Jared LaRue, Brad Tolbert, and Rick Stovall. Also present was James Dickens, Attorney for the Commission, and Jennifer Sutphin-Smith, City Attorney's Office.

1. APPROVAL OF MINUTES FROM APRIL 8, 2014 MEETING:

Mr. Allen moved approval of the April 8, 2014 meeting minutes, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Moore-Dudley, Quinn, Allen. Nays: None.)

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

Compliance Coordinator Benton announced that Item 7, 814 Dillard Street; Item 11, 2117 and 2119 Redwood Drive; and Item 12, 615 Willard Street, are all in compliance and have been removed from the agenda. Item 16, 1721 Huffine Mill Road, has been removed from the agenda due to a service issue. Item 17, 809 Lexington Avenue, has been removed from the agenda due to a process issue. Item 19, 803-B Green Oaks, has also been removed from the agenda. Compliance Coordinator Benton explained that they are unable to move forward with this property because it is attached to another dwelling in the form of a townhome.

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. **4693 Long Valley Road** (TMN 10330B-922-12) William Marshburn and Helen Marshburn, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Foster. Continued from the April 8, 2014 meeting. **(CONTINUED UNTIL JUNE 10, 2014 MEETING)**

William Marshburn, 4693 Long Valley Road, reviewed his plan for this property. Reading from a prepared statement he said that he could not give an exact date when the property will be in compliance. His plan is fluid and many projects will be carried out simultaneously. He gave an overview of his plan to repair the violations. He indicated that he pulled poison oak at the property before the last inspection. He described an issue with the State right-of-way and subsequent drainage problems at the property. In addition, there are plastic tarps and other material covering quantities of wood. He plans for the wood to be elevated in one stack and large logs will be stacked on a gravel bed. Mr. Marshburn has started work on the roof. The chimney will require repair before the remainder of the roofing material can be installed. A clothes rack will need to be reinstalled in the bedroom that operated on a counterweight pulley system that had a component that went through the roof. That accounts for plastic sheathing over a portion of the rear of the house. There

are four bags of insulation on the front porch in case he falls off of his ladder. He has rented a 10x10 storage facility and plans to build a permanent storage building on the property. He reported that there are now smoke alarms in every room in his house with the exception of the bathroom. He described a problem in the pump house and indicated he needs to put a lock on the pump house. Mr. Washburn stated that he has fencing material but he needs to talk to the Inspector to determine if it would be best to install it in the front or the back of the property.

Inspector Foster stated that the video being shown to Commissions is the original video from several months ago. He went to the property on May 8, 2014 and the owner stated there were no changes in the violations. He was unable to video the property at that time.

Inspector Sheffield stated that permits will be required if there is any duct work, replacement of heating or cooling systems, if the sills break on any plumbing, or if any wiring is altered.

Ms. Moore-Dudley asked to see the exterior video of the property.

Mr. Outling stated that the information provided by Mr. Marshburn was helpful as it gives the Commission an idea as to what he intends on doing. He acknowledged that the process is fluid and asked the owner for any information as to when all repairs will be completed. Mr. Marshburn said that everything should be completed by next year.

Mr. Outling asked if any violations had been remedied since the last meeting. Mr. Marshburn stated that he has started putting the roof on the building. He said that the day Inspector Foster was at the property a lot of the material outside had been removed from the kitchen because he was creating space to remove the stove. He has brought the material back inside and he cleaned off all the counters.

Mr. Allen asked the owner about complaints made to the police department. Mr. Marshburn indicated that he made most of the complaints. He described complaints regarding noise from a neighbor's battery charger and the issue of Time Warner coming on his land and spraying his yard.

Mr. Outling commented that Mr. Marshburn has put together a plan of sorts since the last meeting and identified some of the things he has done evidencing intent to bring the property into compliance. He asked for more intermediary plans the next time he appears before the Commission so that he will not have to return every month to insure he is continuing to make progress.

Chair Sullivan asked Mr. Marshburn to allow the Inspector to make an exterior video of the property to allow Commissioners to understand improvements that are being made to keep moving forward.

Mr. Outling moved to continue the case until the June 10, 2014 meeting, seconded by Ms. Ata. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Allen, Outling. Nays: Moore-Dudley)

6. 2503 Kersey Street (TMN 268-17-13) Dorothy Cornelius and Walter Cornelius, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 11, 2014 and April 8, 2014 meetings. (CONTINUED UNTIL JUNE 10, 2014 MEETING)

Walter Cornelius, 598 Pine Ridge Drive, stated that he does not have a written plan for completion but he expects the property to be in compliance in one month.

Inspector LaRue was at the property on May 8, 2014 to take the video being shown to Commissioners. He said that the exterior is complete and minor violations remain on the interior

Inspector Sheffield stated that the owner has a building permit.

Ms. Ata asked the owner to describe the work that remains to be done. Mr. Cornelius said that painting, installation of air conditioning and heating unit, and upstairs flooring are left to repair. Repairs made since the last meeting include exterior siding and painting trim work.

Mr. Allen moved to continue the case until the June 10, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling, Allen, Moore-Dudley. Nays: None.)

7. **814 Dillard Street** (TMN 35-1-17) Basil Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 11, 2014 and April 8, 2014 meetings. **(REMOVED)**
8. **325 Lawrence Street** (TMN 243-5-13) Jane L. Knight, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 11, 2014. **(CONTINUED UNTIL JUNE 10, 2014 MEETING)**

Jane Knight, 608 Summit Avenue, asked for a continuance of 30 days to complete repairs. She needs to replace a back crank-out window, install a carbon monoxide detector, and install some screens. Everything else has been completed.

Inspector Covington stated that the video being shown was taken on May 8, 2014. He agreed that all violations could be completed within 30 days.

Inspector Sheffield stated that the property owner has a building permit and does not need any other permits since she will not be doing any electrical work.

Mr. Quinn moved to continue the case until the June 10, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling, Allen, Moore-Dudley. Nays: None.)

9. **1101 South Benbow Road** (TMN 103-6-28) David Black and Ellen Black, Owners. In the Matter of order to Repair, Alter or Improve Structure. Inspector Covington. Continued from December 10, 2013 and March 11, 2014 meetings. **(CONTINUED UNTIL JUNE 10, 2014 MEETING)**

David Black, 102 Burrells Road, Jamestown, North Carolina, informed the Commission that repairs are almost complete. All the windows have been replaced, the hot water heater is working, there are new hardwood floors, electrical work is complete, plumbing is complete, there are new doors, new carpet, a new toilet has been purchased, there is soffit and gutter work yet to complete, and some lighting and fixtures need to be installed. He stated that the interior was complete.

Inspector Covington stated that he took the video being shown on May 8, 2014. He said the repairs are 95 percent complete. Gutter work, lighting, installation of some fixtures, and toilet installation remain to be done.

Inspector Sheffield said that a permit would not be required if the owner replaced the only the window glass but not the entire window. Mr. Black stated that only the window glass was replaced. He hopes to call the Inspector for a final inspection within the month.

Mr. Allen moved to continue the case until the June 10, 2014 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling, Allen, Moore-Dudley. Nays: None.)

- 10. 1511 Randolph Avenue** (TMN 76-1-14) Ramon Vasquez, Maria Antonia Garcia Salazar, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 12, 2013, April 9, 2013, June 11, 2013, July 9, 2013, October 8, 2013, November 13, 2013, December 12, 2013, and March 11, 2014 meetings.

(CONTINUED UNTIL JULY 8, 2014 MEETING)

Ramon Vasquez, Larkin Street, informed the Commission that he works full time and is working on the property as time allows. He asked for additional time to complete the repairs.

Inspector Foster took the video being shown on May 8, 2014. He said that the interior trim has been completed and the owner has purchased a number of materials to complete the job. He is down to the paint and trim-out on the interior and the floors on the exterior are already complete. The heating system also needs to be installed for the property to be in compliance.

Inspector Sheffield said that the owner has all necessary permits and should be getting ready for finals.

Mr. Vasquez hopes to be finished with the work in 60 days.

Ms. Moore-Dudley commented that she was pleased with the progress made by Mr. Vasquez.

Ms. Moore-Dudley moved to continue the case until the July 8, 2014 meeting, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling, Allen, Moore-Dudley. Nays: None.)

- 11. 2117 and 2119 Redwood Drive** (TMN 187-13-7) Theophilus Pinson and Barbara Pinson, Owners. In the Matter of Order to Repair, Alter or Improve Structures. Continued from December 11, 2012; January 8, 2013; February 12, 2013; March 8, 2013; April 14, 2013; August 13, 2013; September 10, 2013; October 13, 2013; and April 8, 2014 meetings. **(REMOVED)**

- 12. 615 Willard Street** (TMN 196-7-4) Sandra Lee Biggs and Tracy Dale Biggs, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from November 12, 2013; January 14, 2014; and February 11, 2014 meetings. **(REMOVED)**

It was noted that the owner of the next case on the agenda, William Hobbs for 101 West Northwood Street, has stepped away from the meeting to pay the parking meter. In the interest of time, members were supportive of hearing this case later in the meeting when the owner returned.

Chair Sullivan moved to move 101 West Northwood Street until later in the meeting, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling, Allen, Moore-Dudley. Nays: None.)

- 13. 1523 Lovett Street** (TMN 84-4-37) Heirs of Mildred O, Allred, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Stovall. Continued from March 11, 2014 meeting. **(CONTINUED UNTIL JUNE 10, 2014 MEETING)**

Michael Driver, 2032 Walker Avenue, is with ReMax of Greensboro. Ms. Allred, owner of the property, has put this property under contract to be sold. The new owner will bring the property into compliance. Mr. Driver was in possession of the contract and stated that the buyer was present as well. The property is scheduled to close on May 20, 2014.

Andrew Clement, 1511 McCormick Street, is the buyer. He distributed copies of his timeline to members. He plans to totally renovate the property and have it occupied by August 1, 2014.

Inspector McDougal videotaped the property on May 7, 2014

Mr. Clement confirmed that the cost of curing the violations was included in the renovations. He is aware of what needs to be done and will address all of violations.

Brian Higgins, 1007 Haywood Street, indicated his support for Mr. Clement's work to fix up homes in the Glenwood neighborhood. He was concerned that the repairs be made on time should something happen in the closing process.

Mr. Clement addressed the worries of Mr. Higgins and said that if something were to fall apart in the closing process, he has no doubt the property could be sold and fixed-up. He had no doubt that the closing will occur next week.

Ms. Moore-Dudley felt that a continuance until August was a bit too far out; however, she was pleased to see a purchase underway.

Mr. Outling noted that the buyer has expressed intent to bring the property into compliance.

Mr. Outling moved to continue the case until the June 10, 2014 hearing, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Outling, Allen, Moore-Dudley. Nays: None.)

Ms. Moore-Dudley agreed that it would be acceptable for the new owner to contact City staff to inform them that closing has occurred and to submit a closing statement as proof of closing to facilitate moving this case along. Mr. Outling noted that it is always the owner's responsibility to accept the risk of not being present at a meeting regardless of the decision that is made.

Compliance Coordinator Benton informed the Commission that the owner of property located at 101 West Northwood has returned to the hearing.

14. 101 West Northwood Street (TMN 93-4-6) Heirs of Mildred K. Hobbs, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from February 11, 2014 meeting. **(CONTINUED UNTIL JUNE 10, 2014 MEETING)**

William Hobbs, 441 Domerick Drive, Maitland, Florida, stated that he has run into significant problems in proceeding with repairs. He removed a very large dead Oak tree threatening the house and the neighboring house. He described several unsuccessful attempts to remedy water problems in the basement. There is currently no electricity at the home. He has spent approximately \$17,000 on the overall effort to repair the property including pumping-out efforts, removal of furnishings and appliances, and repairs that could be made while there was water in the basement. He noted that the water issue contributes to the humidity in the home. The surface of the walls and ceiling are flaking due to the humidity. These items can be addressed when the water problem is solved. Mr. Hobbs has taken steps to employ B-Dry who will submit a proposal to deal with the water problem that he plans to forward to Compliance Coordinator Benton. Mr. Hobbs thanked the staff for their cooperation and help throughout his process to solve the water problem.

Mr. Hobbs stated that staff agrees that the first problem to be solved is the water issue. He described items that he has been able to address including removing all water damaged items. There has been an effort to remove insects. He plans to seal the chimney to avoid infestation by squirrels and raccoons. The roof has been restored and there is no exterior water coming in as it has in the past.

Responding to questions, Mr. Hobbs stated that there has never been a structural problem with the house. He was told there was evidence of mold in the basement where the ground water comes into the house. There was a sump pump in the basement in the past. There has been no electrical power at the house in ten years. He expressed his intention to restore the home although he has no plans to rent it or sell it at this point. The property was his childhood home and he has an emotional attachment to it. He felt it would not be cost effective or practical to make other repairs until the water and related problems are resolved. He

stated that no one has been able to resolve the water issue in the basement in a year's time. There used to be a sump pump in the basement when he was younger that addressed the water problem. Members pointed out that a sump pump will not work without electricity and the house has not had electricity in many years. Mr. Hobbs described his efforts to get a separate line and meter from Duke Energy to the sump pump. It was suggested that Mr. Hobbs turn on the electricity and purchases a working sump pump for B-Dry to better assess the water problem. He intends to have a sump pump installed in the basement through B-Dry. He described attempts to address the water problem in 2013 and 2014.

Mr. Outling felt that the owner has shown intent to bring the property into compliance backed up by his actions as well as the money he has spent. The decision not to make certain repairs given the water issue is supported by City staff's testimony at the prior hearing on this case.

Ms. Moore-Dudley disagreed and felt the owner has not shown intent prior to a complaint being filed and coming to the hearing. The property owner has let the property sit in this condition for ten years.

Ms. Ata commented that although the owner has tried, there has been no improvement since the last hearing in February, 2014. The Commission needs to see results in a short period of time and proof that he intends to bring the property into compliance. If given a continuance until next month, Ms. Ata asked the owner to provide a plan for completion of the repairs.

Mr. Hobbs stated that B-Dry plans to install two sump pumps in the basement along with a dehumidifier in the crawl space. They plan to cover the dirt with a plastic covering to control the water.

For the reasons previously stated, Mr. Outling moved to continue the matter until the June 10, 2014 hearing with the owner providing a plan for bringing the property into compliance, seconded by Mr. Allen. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Allen, Ata. Nays: Moore-Dudley.)

Mr. Hobbs is from Florida and he asked if he would need to return to the June 10, 2014 meeting if he filed reports with Compliance Coordinator Benton. Members noted the risk taken by the owner by not being able to speak on a property and respond to questions should he decide not to appear. Members suggested that an option would be for the owner to find someone from this area to represent him at the hearing.

15. 1501 Summit Avenue (TMN 256-45-48) Raymond D. Honeycutt, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from January 14, 201114 and February 11, 2014 meetings. (CONTINUED UNTIL JULY 8, 2014 MEETING)

Jim Teel, Rehabilitation Advisor for the City of Greensboro, informed the Commission that the lead paint portion of the project has been completed. Building permits have been pulled. All the violations that are in the report have been addressed through the rehabilitation work. His projected date of completion is June 23, 2014 pending the weather.

Ms. Moore-Dudley moved to continue the case until the July 8, 2014 meeting, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Allen, Quinn, Moore-Dudley. Nays: None.) Chair Sullivan stepped away from the meeting and was not excused. Therefore, her vote counted in the affirmative.

Chair Sullivan called for a 15 minute recess.

NEW CASES:

Mr. Quinn left the meeting during the break and was not excused. Therefore, his vote will count in the affirmative for the remaining cases during the hearing.

16. **1721 Huffine Mill Road** (TMN 4-187-E-464-S-64) Vivian E. King Carter, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REMOVED)**
17. **809 Lexington Avenue** (TMN 57-4-39) Nellie J. Jones LLC and Bulent Bediz, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REMOVED)**
18. **815 Pearson Street** (TMN 30-2-12) SECURE, Inc., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(CONTINUED UNTIL JUNE 10, 2014 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on December 7, 2012. The hearing was held on January 7, 2013 and an Order to Repair was issued the same day. There are children in the area where the property is located and there is no school nearby.

Counsel Dickens 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 visited was May 8, 2014; the property was originally listed as a multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions and added that the unit is not being used as a duplex or multiunit apartment at this time although it was originally listed as multiunit.

Compliance Coordinator Benton stated that the list of violations include no active water; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; missing and inoperable smoke detectors; exposed wiring at light fixture; unclean and unsanitary floors, ceilings and/or walls; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bedrooms must have a door and interior lock; locks not maintained or missing from window; screens required on windows; every window shall open and close as manufactured; windows need glazing; heating system not maintaining 68 degrees in habitable rooms, bathrooms; plumbing facilities must be maintained in a safe, sanitary and functional condition; water heater relief valve improperly installed and/or maintained; heat – gas/electric not on at time of inspection; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation wall has holes or cracks; foundation wall ventilation not maintained or missing; handrails are loose, damaged or improperly maintained on front and back porch; steps are rotten or in disrepair on front and back porch.

Stephen Squire, 405 Murrow Boulevard, is with the State Employee's Credit Union. He is representing SECURE, their real estate company. He informed the Commission that the subject property is one of the oldest houses in Greensboro. Their original intention was to demolish the property and build a new house on the site. They plan to meet with Preservation Greensboro on May 19, 2014 to determine what can be done to repair the property. The property is on a historic register.

Mr. Squire indicated that the meeting with Preservation Greensboro will define the process to fix up the property and to determine what could possibly be done by others to restore the property. Mr. Outling expressed concern that there is no evidence of intent that the owner plans to bring the property into compliance.

The organization obtained the property as a result of a foreclosure. The date of the last title search was February of 2014 and the recording date when it went into the Bank's name was August 19, 2013. The Bank assigned the property to the Credit Union for sale.

Mr. Squires stated that the Credit Union will do whatever is necessary and bring the property into compliance.

Compliance Coordinator Benton stated that Mike Cowhig, historic planner for the City, discovered the date of this house is believed to be one of the oldest houses in Greensboro. Therefore, he contacted the State Preservation office who also has become involved from the state level. Preservation Greensboro was brought in on the local level to see what could be done in the best way to hopefully guide the bank into restoring this property.

Mr. Outling questioned the property owner's intent to comply and commented that there have been no statements saying the property cannot be demolished. Ms. Moore-Dudley stated her opinion that the owner has no option other than to bring the property into compliance.

Mr. Squires clarified that they want to do the right thing and they have no interest in demolishing the property if it can be rehabilitated. They cannot even repair the house until it is brought up to code because it is in a historic district.

Mr. Outling asked what is it that actually inhibits the demolition of a property in the historic district. Inspector Sheffield explained that if a property is located in a historic district, a demolition permit cannot be issued without the appropriate historic preservation person signing off on the permit.

Mr. Squires clarified for Ms. Moore-Dudley that SECURE wants to bring the property into compliance up to the standards of a historic property.

Members noted that there will be no answers as to how to proceed until the May 19, 2014 meeting with Preservation Greensboro.

Counsel Dickens explained that if the Minimum Housing Standards Commission orders the demolition of this house and the Historic Preservation Commission disagrees with the order, the property would not be demolished. The Historic Preservation Commission's authority in effect trumps the authority of this Commission to order demolition of a house. If they disagree, then legally the order of the Minimum Housing Standards Commission will be staid. Inspector Sheffield commented that if the order is staid, there must be treatment within 365 days.

Mr. Outling stated his opinion that the Commission should use the same criteria for historic properties as every other housing case.

Ms. Ata felt it would be best to hear the results of the meeting with Preservation Greensboro at the next meeting.

Ms. Ata moved to continue this case until the June 10, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Ata, Allen, Quinn. Nays: Outling.)

19. **803-B Green Oaks** (Parcel # 0020350) Arturo Fuentes Carrillo, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Stovall. **(REMOVED)**
20. **1516 East Bessemer Avenue** (TMN 302-1-2) Bessemer Improvement Company, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Chief Building Inspector Sheffield. **(INSPECTOR UPHELD)**

Inspector Sheffield stated that although there is no video for this property, members are in receipt of photographs. 1516 East Bessemer and 1375 Headquarters Drive, Item 21, are commercial properties located side-by-side. There is a letter from the attorney stating that the owner does not plan to repair the properties. The owner has taken appropriate steps to secure the building.

Mr. Outling asked to be recused from this matter due to a conflict of interest. His law firm represents one of the parties in this case.

Ms. Moore-Dudley moved to recuse Mr. Outling from this item, seconded by Mr. Allen. The Commission voted unanimously in favor of the motion.

Ms. Ata moved to uphold the Inspector for property located at 1516 East Bessemer Avenue, seconded by Mr. Allen. The Commission voted 5-0-1 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Moore-Dudley, Quinn. Nays: None. Abstain: Outling.)

Inspector Sheffield stated that this is a commercial building and it falls under rules for abandoned buildings. There are no violations to be read into the record. The building is unsafe and is an abandoned structure and falls under Chapter 17 of the Nuisance Ordinance.

Chair Sullivan stated that the property involved in this matter is located at **1516 East Bessemer** 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 a commercial property and has more one or more of the following conditions: (1) It constitutes a fire or safety hazard; (2) It is dangerous to life, health, or other property; (3) It is likely to contribute to blight, disease, vagrancy, or danger to children; and (4) It has a tendency to attract persons intent on criminal activities or other activities which will constitute a public nuisance. 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.

21. 1375 Headquarters Drive (TMN 302-1-1) Bessemer Improvement Company, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Chief Building Inspector Sheffield.
(INSPECTOR UPHELD)

Chair Sullivan noted that this property has the same owner as item 20, 1516 East Bessemer Avenue.

Mr. Outling asked to be recused from this matter due to a conflict of interest. His law firm represents one of the parties in this case.

Ms. Ata moved to recuse Mr. Outling from this item, seconded by Mr. Allen. The Commission voted unanimously in favor of the motion.

Chair Sullivan stated that this is a commercial building following the same process under the Nuisance Ordinance.

Ms. Ata moved to uphold the Inspector for property located at 1375 Headquarters Drive, seconded by Ms. Moore-Dudley. The Commission voted 5-0-1 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Moore-Dudley, Quinn. Nays: None. Abstain: Outling.)

Chair Sullivan stated that the property involved in this matter is located at **1375 Headquarters 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 a commercial property and has more one or more of the following conditions: (1) It constitutes a fire or safety hazard; (2) It is dangerous to life, health, or other property; (3) It is likely to contribute to blight, disease, vagrancy, or danger to children; and (4) It has a tendency to attract persons intent on criminal activities or other activities which will constitute a public nuisance. 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.

REQUESTS TO RESCIND:

- 22. 905 Haywood Street (TMN 57-9-28)** Nellie Jones LLC, Owner and Bulent Bediz, Registered Agent. Inspector McDougal. Request to Rescind. Repaired by Owner. **(RESCINDED)**

Mr. Outling moved to rescind 905 Haywood Street, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Allen, Moore-Dudley, Quinn. Nays: None.)

- 23 2605 West Market Street (Parcel #0015942)** Infinite Investment and Properties. Inspector Mark Stewart (Building). Repaired by Owner. **(RESCINDED)**

Mr. Outling moved to rescind 2605 West Market Street, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Allen, Moore-Dudley, Quinn. Nays: None.)

- 24. 1114 Lombardy Street (TMN 195-11-13)** Green Tree Servicing LLC, Owners. Repaired by Owner. **(RESCINDED)**

Mr. Outling moved to rescind 1114 Lombardy Street, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Allen, Moore-Dudley, Quinn. Nays: None.)

- 25. 1103 Pisgah Church Road (TMN 6-350-A-701-25)** Norwood McMillian, Owner. Demolished by Owner. **(RESCINDED)**

Mr. Outling moved to rescind 1103 Pisgah Church Road, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Allen, Moore-Dudley, Quinn. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:58 p.m.

Respectfully submitted,

Kathleen Sullivan,
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd