

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
JANUARY 13, 2015**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Tuesday, January 13, 2015 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:32 p.m. The following members were present: Justin Outling, Chair; Kimberly Moore-Dudley; Robert Kollar; Tyler Quinn; Ellen Sheridan; and Horace Sturdivant. Staff present included: Elizabeth Benton, Cheryl Lilly; Barbara Harris, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Donald Foster, Rich Stovall, Jarod LaRue, and Brad Tolbert. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

**1. APPROVAL OF MINUTES FROM DECEMBER 9, 2014 MEETING:**

Ms. Sheridan moved approval of the December 9, 2014 meeting minutes as amended, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Moore-Dudley, Quinn, Kollar, Sturdivant, Sheridan. Nays: None.)

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

Compliance Coordinator Benton noted that the following items have been removed from the agenda:

**Item 6: 815 Pearson Street** - The property has sold and the closing was last week. The new owner needs to be notified.

**Item 10: 1833 McKnight Mill Road** - The property recently sold and the new owner must be notified.

**Item 14: 1811 Natchez Trace** - This item is being removed due to an issue of 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. 2402 Brye Court** (Parcel #0029675) Annie H. Williamson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from October 14, 2014 meeting. **(CONTINUED UNTIL MARCH 10, 2015 MEETING)**

Annie Williamson is the owner of 2402 Brye Court. She informed members of repairs that have been made since the last meeting. Two windows have been enclosed, old wiring has been removed in the utility room; insulation has been installed in the utility room and the wall has been covered; tile has been reattached near the oven; loose handrails have been reinforced at the stairwell; and a bedroom wall has been sanded. She needs to get one of gutters reinforced and a half-gutter needs to be added across the front of the house. She requested 30 days to complete the repairs.

Inspector Covington was at the property on January 7, 2015 and he confirmed that progress was being made to cure the violations. He felt the project was 92 percent complete.

Ms. Sheridan moved to continue the case until the March 10, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Outling, Quinn, Kollar, Sturdivant, Sheridan, Moore-Dudley. Nays: None.)

6. **815 Pearson Street** (Parcel #0002799) SEC\*RUE, INC., Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from June 10, 2014 and September 9, 2014 meetings. **(REMOVED FROM AGENDA)**
7. **503 Craig Street** (Parcel #008308) Heirs of John Willie McDonald, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. Continued from the October 14, 2014 meeting. **(CONTINUED UNTIL MARCH 10, 2014 MEETING)**

Diane Moore, 2913 Brandlewood Drive, and Jeanette Young, 401 Craig Street, updated members on progress that has been made on the property. The inside of the house has been cleaned out and they have applied with the City for a rehabilitation program. Signatures from family members are required to complete the paperwork for the City.

Jennifer Freeman, 1414 Sweetbriar Court, City of Greensboro, informed members that an application has been submitted. During review it was discovered that there were title issues that needed to be resolved before the program can continue. They plan to continue with some of the steps in the meantime; however, construction cannot begin until the title issues have been resolved. The family members who need to sign the documents live close by and they expect the problems to be resolved within 60 days.

Ms. Moore-Dudley moved to continue the case until the March 10, 2015 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Outling, Quinn, Kollar, Sturdivant, Sheridan, Moore-Dudley. Nays: None.)

8. **615 Mendenhall Street, Units 1, 2, and 3** (Parcel #0003687) City Mortgage Inc. C/O Corporate Tax, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from the October 14, 2014 and December 9, 2014 meetings. **(INSPECTOR UPHELD)**

Matt McKee, 2550 West Tyvola Road, Charlotte, North Carolina, and Joseph Hinwin, 2305 Whitehampton Boulevard, Greenville, South Carolina, advised the Commission that no progress has been made since the last meeting. There was a misunderstanding with the general contractor about the order of the work to be done based on his conversation with a sub-contractor, who did a walk through with Inspector McDougal in December, 2014. The schedule was halted and due to the holidays and freezing temperatures, no progress has been made. Ms. Moore-Dudley stated that the Commission needs to see that their plan is moving forward. Mr. Hinwin explained that he has a contract and the work is scheduled to begin next Monday morning. He distributed a timeline for the work to members. He pulled a permit on December 3, 2014 based on the repairs that were to have occurred. He went on to explain the miscommunication and reported that funding has now been approved for the work to begin. Mr. Sturdivant reminded Mr. McKee that at the last meeting he agreed to repair the deteriorated porch by December 22, 2014. Mr. McKee stated that City Mortgage had committed to the porch repair based on their agreement with the contractor and that he would reemphasize to City Mortgage that it was the expectation of the MHSC to have the repairs completed. Mr. Sturdivant indicated that at the last meeting, he was under the impression the work was already in progress and that was the reason he agreed to go along with a continuation. Mr. Sturdivant expressed his concern with safety due to the disrepair of the porch. Mr. McKee agreed that the wooden steps in the back are unsafe and they have been blocked off. Mr. Hinwin stated that the porch column has wood rot at the base and will be completely replaced once the work begins.

Chair Outling stated that this case has been continued several times for different reasons. Every time a representation has been made for an action that involved a continuance; however, the net result is that no repairs have been made on this property. He suggested that the Commission consider how they would treat this property if it were not located in the College Hill Historic District.

Counsel Jones asked if a Certificate of Appropriateness has been obtained for this property. Mr. Hinwin spoke with several people before he pulled the permit which was required and he learned that if there were no changes in the home and everything went back to the way it was originally, they had no problem. Wood siding is the biggest issue with the house and it must be put back the way it was based on their comments.

Ms. Moore-Dudley moved to uphold the Commission, seconded by Mr. Sturdivant. The Commission voted 4-2 in favor of the motion. (Ayes: Outling, Moore-Dudley, Quinn, Sturdivant. Nays: Kollar, Sheridan.)

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 visited was January 7, 2015; the property is a duplex or 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.

Compliance Coordinator Benton read the violations into the record by unit. All exterior violations are included in the list for unit 1. **Unit 1** violations include exterior guardrails are loose, damaged, or improperly maintained; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; bathrooms and bedrooms must have a door with an interior lock set; cracked or missing electrical outlet and switch covers; electrical equipment needs to be properly installed and maintained; doors are difficult to operate; inoperable smoke detectors; water not on at time of initial inspection; plumbing fixtures loose or not properly secured ceiling contains hole and are rotten or in disrepair; porch has rotten flooring or is in disrepair; exterior wood surfaces need to be maintained and painted or covered with protective coating; handrails and guardrails are loose, damaged, or improperly maintained; unclean/unsanitary walls, floors, and/or walls; chimney is not maintained and in good repair; flashing required around chimney; gutters and downspouts are in disrepair; all exterior property and premises needs to be maintained in a clean, sanitary condition; heating system not capable of maintaining 68 degrees in habitable rooms; electrical equipment needs to be properly installed and maintained; unsafe electrical wiring; missing or inoperable smoke detectors; duct system must be capable of performing its required function; utilities for heat not on at time of initial inspection; screens required on exterior doors; screens should be self-closing and latching; windows do not open or close as manufactured; windows missing screens; foundation walls have holes or cracks; roof leaks;; exterior stairs rotten or in disrepair; porch ceiling contains holes, has rotten wood or in disrepair; and there is a damaged pier under the building. **Unit 2** violations include electrical equipment needs to be properly installed and maintained; power not on at time of inspection; plumbing fixtures loose and not properly secured; interior doors difficult to operate; carbon monoxide detector required; utilities for heat not on at time of initial inspections; water not on at time of initial inspection; unclean/unsanitary floors, ceilings, or walls; screens required on windows; exterior doors difficult to operate; and there are missing smoke detectors. **Unit 3** violations include exposed wiring at light fixtures; power not on at time of initial inspection; interior doors difficult to operate; exterior doors are difficult to operate; inoperable smoke detectors; plumbing fixtures are loose and not properly secured; utilities for heat not on at time of initial inspection; water not on at time of inspection; bedrooms must have door with interior lock set; bathroom requires ventilation system when window not provided; unclean and unsanitary floors, ceilings and/or walls; walls have cracked or loose plaster, decayed wood or other defective materials; ceilings contain holes and rotten wood or in disrepair; basement floods when it rains; another support pier under house is damaged; screens required on exterior doors; and screens required on windows.

Chair Outling stated that the property involved in this matter is located at **615 Mendenhall Street, Units 1, 2, and 3** 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. 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.

**9. 4433 Anderson Street** (Parcel #00056432). Ronald Miller, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from the October 14, 2014 meeting.  
**(CONTINUED UNTIL THE FEBRUARY 10, 2015 MEETING)**

Ronnie Miller, 4435 Anderson Street, updated members on his progress. He has added another window and he redid a 10 foot section of footing on the east side of the house. The bad weather has caused delays in his progress. He didn't have to replace the footing but because he did, there has been a delay in making repairs. He has gutted the 700 square foot house and expects that it will be basically new when he is finished. He is trying to stay in sequence with repairs in line with his capabilities. He feels the project can be finished by November, 2015.

Inspector Sheffield stated that there has never been an inspection for the footings. An inspection needs to be made to verify the depth of the footings.

Ms. Moore-Dudley noted that the footings were not on the violations list. Nothing has been done of the list violations. Mr. Miller stated that the footings were part of the structure that had to be addressed. He made a mistake with the footings that created other issues. Due to finances, he is making the repairs himself. His intention is to repair the property and move into the home.

Mr. Miller was advised to work closely with the Inspector in the future. He plans to address the violations if he is given a continuance.

Ms. Sheridan moved to continue the case until the March, 2015 meeting. There was no second and the motion failed.

Ms. Moore-Dudley observed that most of the violations have to do with walls and there are no walls in the home. Walls need to be put up before the foundation can be addressed and permits must be obtained. Inspector Sheffield said that Mr. Miller has a permit to do repair work stated in the LOE report. He has gutted the house and actually created more work than what was permitted. The permit he has is non-valid because it does not represent the scope of work that must be done. He has no trade permits for electrical, mechanical, and plumbing work.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 2-4 against the motion. (Ayes: Kollar, Sturdivant. Nays: Outling, Quinn, Sheridan, Moore-Dudley.)

Mr. Sturdivant expressed his concern for this property. Mr. Miller should be working in conjunction with the Inspection Department to make sure all the infractions are addressed.

Chair Outling felt that Mr. Miller has acted in good faith although he has done a poor job working with the Inspector. Given the opportunity, he would like to see Mr. Miller assess the situation and present a plan to the Commission next month.

Ms. Moore-Dudley agreed with Chair Outling's comments.

Mr. Kollar and Mr. Sturdivant were concerned that this case was going nowhere.

Ms. Sheridan moved to continue the case until the February, 2015 meeting having had more than one meeting with someone from the Inspections Department for them (a) to assess what has happened in the first meeting, and (b) help develop a plan for repair in the second meeting, seconded by Mr. Quinn. The Inspector Stovall felt that a completion date of January, 2015 was realistic given Mr. Miller is working on his own.

The Commission voted 4-2 in favor of the motion. (Ayes: Outling, Quinn, Moore-Dudley, Sheridan. Nays: Kollar, Sturdivant.)

Chair Outling advised Mr. Miller that it is clearly his choice whether or not to meet with the Inspections Department.

Ms. Moore-Dudley urged Mr. Miller to call the Inspections Department and ask for their help and advice.

- 10. 1833 McKnight Mill Road** (Parcel #0079232) Robert Reberg, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Rich Stovall. Continued from October 14, 2014 and December 9, 2014 meetings. **(REMOVED FROM AGENDA)**

**NEW CASES:**

- 11. 926 Dillard Street** (Parcel #0003576) Robert and Melissa Martin, Owners. In the Matter to Repair, Alter or Improve Structures. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on March 24, 2014. The hearing was held on April 15, 2014 and the Order was issued on May 1, 2014. The Order expired on June 2, 2014. There are children living in the area where the property is located. The property did not have to be secured.

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 visited was January 7, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that exterior violations include electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; unsafe electrical wiring; cracked or missing electrical outlet and switch overs; exposed wiring at light fixtures; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; foundation wall has holes or cracks; roof drains, gutters, and downspouts in disrepair; exterior doors need to be weathertight; windows need glazing; exterior walls not weatherproof; steps rotten or in disrepair; deck flooring is rotten or in disrepair; exterior ceilings contain holes or rotten or in disrepair; roof leaks; bathrooms and bedrooms must have a door with interior lock sets; locks not maintained or are missing on windows; bathroom requires ventilations system when one is not provided; doors difficult to operate; water relief valve improperly installed; heating not capable of maintaining 68 degrees in habitable rooms; every dwelling should contain a bathtub, shower, commode, and separate kitchen sink; plumbing facilities need to be maintained in a safe, functional, sanitary condition; water not on at time of inspection; screens required on exterior doors; screens required on windows; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired; walls have cracks, holes or loose plaster, decayed wood or other defective material; rotten flooring must be repaired; rotten roof sheathing; structural member of roof not able to support nominal load; ceiling contains holes, loose materials and/or in disrepair; carbon monoxide detector is required; missing smoke detectors.

There was no one present to speak on this property. Staff has not heard from the owner as to his/her inability to appear at this meeting.

Given the lack of witnesses to speak on the property and based on the work being done, Mr. Quinn moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Quinn, Moore-Dudley, Kollar, Sturdivant, Sheridan. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **926 Dillard 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. 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.

**12. 106 South Aycock Street** (Parcel #0011886) Adele and Leith Singletary, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUED UNTIL FEBRUARY 10, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on April 2, 2014. The date of the hearing was April 22, 2014. The Order was issued on April 29, 2014 and expired on May 29, 2014. There are children living in the area where the property is located. The property did not have to be secured.

Chair Outling 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 January 6, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that the list of violations include exterior ceiling contains holes, rotten and/or in disrepair; guardrails shall be at least 30" in height; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; exterior walls contains holes and/or breaks; exterior walls have loose or rotted material; gutters and downspouts are in disrepair; screens required on windows; exterior wood surfaces need to be maintained with paint or other protective coating; roof leaks; roofs sheathing needs repair; structural members of roof not able to support nominal load; structural members of roof rotten or deteriorated; exterior wood surfaces need to be maintained with paint or other protective coating; windows need glazing; electrical equipment needs to be properly installed and maintained; exposed wiring at meter box; ceilings contain holes, have loose material, and/or in disrepair; exterior walls have cracks, holes, or loose plaster; bedrooms must have door with interior lockset; interior walls have peeling, flaking, or chipping paint; windows do not open or close as manufactured and have missing locks or locks that need repair; power not on at time of initial inspection; utilities for heat, gas or electric, not on at time of inspection; water not on at time of initial inspection.

Leith Singletary, 102 Downey Street, is the owner of this property. He has had meetings with several contractors and has received one estimate which was cost prohibitive. He is waiting for two additional estimates that look promising. His intent is to secure a reputable contractor who is willing to do the work at a cost that can be met.

Mr. Kollar advised the Commission that he has known Mr. Singletary and his wife for several years. He felt he could consider this case openly and without prejudice and offered to recuse himself if that was in order. There were no motions from Commissioners to recuse Mr. Kollar.

Mr. Singletary inherited this property. He plans to actively pursue the two remaining contractors and reiterated that their partial bids seemed very promising.

Ms. Sheridan moved to continue this case until the February 10, 2015 meeting with the understanding that the owner comes back with a plan and timeline for doing the work, seconded by Mr. Quinn. The

Commission voted 5-1 in favor of the motion. (Ayes: Outling, Quinn, Sheridan, Sturdivant, Kollar. Nays: Moore-Dudley.)

- 13. 608 Marsh Street** (Parcel #0005623) Howard and Rose Alexander, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on March 9, 2011. The date of the hearing was September 16, 2014. The Order was issued on October 2, 2014 and expired on November 3, 2014. There are children living in the area where the property is located. The property did not have to be secured.

Chair Outling 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 January 6, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that the list of violations include house needs proper premises identification; exterior wood surfaces need to be maintained by paint or other protective coating; exterior walls contains holes and/or breaks; exterior walls not weatherproof; exterior walls have loose or rotted material; foundation wall has holes or cracks; ceiling contains holes, loose material and/or in disrepair; dryer exhaust must be vented directly to exterior; plumbing facilities need to be maintained in safe, sanitary condition; shingles missing and are loose on roof; cracked or missing electrical outlet covers; electrical equipment needs to be properly installed and maintained; power not on at time of initial inspection; carbon monoxide detector required; power not on at time of initial inspection; interior doors difficult to operate; missing smoke detectors; utilities for heat, gas or electric, not on at time of initial inspection; water no on at time of initial inspection; water heater relief valve improperly installed or maintained; HVAC thermostat missing; unclean/unsanitary floor, ceilings and walls; walls have cracks, holes, loose plaster, or other defective material; walls have peeling, chipping, or flaking paint that must be replaced or repaired; ceilings contain holes or loose material and are in disrepair; doors difficult to operate; bedrooms must have door with interior lockset; and windows need glazing.

There was no one present to speak on the property. Staff indicated they had not heard from the owner regarding his inability to attend the meeting.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Quinn, Kollar, Sturdivant, Sheridan, Moore-Dudley. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **608 Marsh 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. 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.

- 14. 1811 Natchez Trace** (Parcel #0058823) Anthony and Lisa Hobbs, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue. **(REMOVED FROM AGENDA)**

- 15. 1907 Mayfair Avenue** (Parcel # 0033531) George, Constantina and Sophia Palamaris, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jarod LaRue.  
**(CONTINUED UNTIL MARCH 10, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on June 6, 2014. The date of the hearing was July 1, 2014. The Order was issued on July 1, 2014 and expired on September 2, 2014. There are children living in the area where the property is located. The property did not have to be secured.

Chair Outling 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 January 7, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that the list of violations include exterior walls not weatherproof; all exterior property and premises shall be maintained in a clean and sanitary condition; all appliances shall be capable of performing the intended function; electrical equipment needs to be properly installed and maintained; power not on at time of initial inspection; utilities for heat, gas or electric, not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of initial inspection; loose floor covering must be repaired or replaced; missing smoke detector; walls have cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced.

George Palamaris, 616 West Cornwallis Drive, is the property owner. He stated that he purchased the property last year and his intent is to rehabilitate the property for rental purposes. He requested six months to bring the property above compliance level. He has installed a new roof and currently has subcontractors working on the repairs. A neighbor's tree fell onto the house and crushed a portion of the roof. Upon inspection of the property, he decided it was in his best interest to gut the property and proceed with insulating the walls.

Ms. Moore-Dudley moved to continue the case until the March 10, 2015 meeting, seconded by Ms. Sheridan. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Quinn, Sturdivant, Kollar, Moore-Dudley, Sheridan. Nays: None.)

- 16. 214 Huffman Street** (Parcel #0013044) John Fulton, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Donald Foster.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on May 15, 2014. The date of the hearing was June 4, 2014. The Order was issued on June 4, 2014 and expired on July 4, 2014. There are children living in the area where the property is located. The property had to be secured and the City secured it on May 19, 2014. There is no history of police reports.

Chair Outling 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 January 7, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet covers and switchplate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlets and light fixtures; power not on at time of initial inspection; unsafe electrical wiring; missing and inoperable smoke detectors; utilities for heat, gas or electric, not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixtures stopped up or clogged, aren't plumbed; plumbing fixtures leak; sewer line not properly installed or maintained; water not



on at time of initial inspection; water heater not properly installed; dwellings shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; 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; loose floor covering must be repaired or replaced; roof has rotten or deteriorated structural members; ceilings contain holes, loose material and/or in disrepair; doors need to be weathertight; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; windows shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; roof has leaks; all exterior mechanical appliances shall be properly installed and maintained in a safe working condition and capable of performing intended function; loose, damaged or improperly maintained handrails; steps are rotten or in disrepair.

There was no one present to speak on this property.

Inspector Foster spoke with the owner last week. The owner indicated he could not attend this meeting and they discussed what needed to be done with the property. The owner was unsure he would be able to make the necessary repairs.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Quinn, Sturdivant, Kollar, Moore-Dudley, Sheridan. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **214 Huffman 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. 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. 814 Lexington Avenue** (Parcel #0005890) Nellie J. Jones, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on August 25, 2014. The date of the hearing was September 16, 2014. The Order was issued on October 6, 2014 and expired on November 3, 2014. There are children living in the area where the property is located. The property did not have to be secured.

Chair Outling 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 January 9, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that the list of violations include cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; power not on at time of initial inspection; unsafe electrical wiring; carbon monoxide detector required; clothes dryer exhaust must be vented directly to exterior; HVAC duct system must be capable of performing required function; electrical equipment needs to be properly installed and maintained; missing smoke detectors; unclean and

unsanitary floors, ceilings and/or walls; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; kitchen cabinets need to be repaired; exterior doors need to be weathertight; every window shall open and close as manufactured; windows have missing or broken locks; windows need glazing; roof leaks; ceilings contain holes, rotten or in disrepair; electrical equipment needs to be properly installed and maintained; ceiling contains holes, rotten and/or in disrepair; utilities for heat, gas or electric, not on at time of inspection; every dwelling unit shall contain a bathtub, shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in safe, sanitary and functional condition; water not on at time of initial inspection; water heater not properly installed or maintained; improper supports under flooring; doors difficult to operate; exterior wood surfaces need to be maintained by painting or other protective coating; foundation wall has holes or cracks; roof drains, gutters and downspouts in disrepair; exterior ceiling contains holes, rotten, and/or in disrepair; deck, porch and/or patio flooring rotten or in disrepair.

Nancy Link, 1005 South Aycock Street, and Alice Ashman, 1010 South Aycock Street, are residents of the Glenwood neighborhood. Ms. Link expressed her concern with demolitions occurring in the neighborhood and the expansion of UNC-Greensboro into the neighborhood. Approximately 80 houses are planned for demolition by UNC-Greensboro. There are numerous condemned signs in the neighborhood. When homes are demolished and vacant lots are created, developers come in and build things that don't fit with the neighborhood. Infill housing has rendered the neighborhood ineligible for historic designation. She asked for a moratorium on demolitions in the neighborhood until there can be a solution to the demolition of homes and creation of vacant lots in Glenwood.

Chair Outling agreed with many of the points made by Ms. Link but stated that her concerns were beyond the scope of the Minimum Housing Standards Commission. These issues must be addressed by policy makers such as City Council.

Ms. Ashman pointed out that people often do not have the money to make the necessary repairs to their house and the next step in the process is condemnation and demolition. She expressed concern with the situation and felt matters were getting worse every week.

Ms. Moore-Dudley commented that the MHSC can only deal with each house on an individual basis and she agreed there is a larger problem that needs to be discussed with City Council. She urged Ms. Link and Ms. Ashman to contact members of City Council regarding this matter.

Bulent Beliz, 808 Lexington Avenue, is the property owner. He stated that he was speaking with protest because Chair Outling has a conflict of interest and should recuse himself. He noted that Chair Outling has refused to recuse himself in past meetings.

Chair Outling asked for an explanation of the basis of the request for recusal. Mr. Bediz said that his problems are primarily with UNC-Greensboro expanding into the Glenwood neighborhood. This is one of 15 properties being put under demolition order and all these properties are in the center of UNC-Greensboro's development. He has a pending lawsuit against Capital Facilities Foundation, working for UNC-Greensboro, before the North Carolina Supreme Court.

Given the reasons stated by Mr. Bediz including the proximity of UNC-Greensboro to this particular home along with his understanding of the rules for conflicts of interest, Chair Outling stated that he does not plan to recuse himself. He offered to entertain a motion for recusal from any Commission member wishing to do so. There were no motions from members to recuse Chair Outling.

Council Jones explained the rules relating to recusal in accordance with Section 2-142 of the City Code of Ordinances. If Chair Outling had a direct or indirect monetary interest in this particular property, 814 Lexington Avenue, he would be required to recuse. Otherwise, he has the option of choosing whether or not he feels he has a right to recuse. Alternatively, the Commission may vote to have him recused if they feel he has a conflict of interest based on financial matters. Under State law, he would also have to recuse if he has a bias meaning that he has a fixed opinion on the outcome of this matter that is not susceptible to

change. Again, Chair Outling has the option of making this determination or the Commission may feel he is biased and has a fixed opinion that is not susceptible to change.

It was noted that Chair Outling's position as a member of UNC-Greensboro's Board of Visitors is an unpaid position.

Mr. Sturdivant moved to uphold the Inspector. There was no second and the motion failed.

Mr. Bediz stated that there is a procedural wrong-doing as to why this house is before the Commission. He offered to show the emails exchanged with the department and an outline of all the wrong-doing that has occurred. He described his early history with UNC-Greensboro in the Glenwood neighborhood.

Ms. Moore-Dudley stated that the Commission cannot do anything about grievances being addressed by Mr. Bediz. The Commission can only evaluate improvements that need to happen to the subject property. The houses Mr. Bediz is talking about need to be either repaired or sold. There needs to be a plan for these properties.

Chair Outling asked Mr. Bediz to relate his comments to the property located at 814 Lexington Avenue and to describe his plans to bring the subject property into compliance.

Mr. Bediz stated there could be a more common sense approach to dealing with this issue throughout the City. He expressed his opinion that this property was entered illegally and he offered to provide legal documentation supporting the action.

Ms. Moore-Dudley asked Mr. Bediz to share his plan for the property in the coming months.

Mr. Bediz stated that he has an appointment tomorrow morning to meet with the City Manager and Councilwoman Yvonne Johnson to discuss what can be done relative to this matter so that all willing property owners can fix-up their properties.

Greensboro Councilwoman Sharon Hightower, 6 Bells Court, is the district representative for Glenwood.

Ms. Moore-Dudley asked Councilwoman Hightower if there is a larger plan to deal with the issues Mr. Bediz has about the houses in Glenwood.

Councilwoman Hightower stated there has been a great deal of discussion and the effort to have a plan has been evidenced many times. She has extended the opportunity for Mr. Bediz to meet with other Councilmembers to come up with a plan. She does not want houses torn down or the Glenwood neighborhood destroyed. The concerns of the neighborhood are condemned houses, demolitions, and vacant lots. She felt that money was the issue and a way must be found to find funds for those who want to make changes. She felt there must be compromise in finding a solution for this problem.

Ms. Moore-Dudley felt this case should be continued to give Councilwoman Hightower an opportunity to develop a plan.

Ms. Moore-Dudley moved to continue the case until the March 10, 2015 meeting to have Councilwoman Hightower return with a plan not just specifically for this house but for the Glenwood issue, seconded by Mr. Kollar. The Commission voted 3-3 and the motion failed. (Ayes: Moore-Dudley, Sheridan, Kollar. Nays: Outling, Quinn, Sturdivant.)

Councilwoman Hightower was very receptive to Ms. Moore-Dudley's request to work toward creating a sustainable plan that will impact the neighborhood.

Chair Outling reiterated that similar cases should be treated in a similar manner. He expressed concern that similar properties outside of the Glenwood neighborhood were not receiving the same treatment offered at

this meeting. He was supportive of a policy being created by City Council relative to Glenwood but at this point, they have not done so. He stated that residences across the City should be treated similarly.

Mr. Sturdivant agreed with comments made by Chair Outling. He commented that they are operating under a City-wide ordinance, not a Glenwood ordinance.

Mr. Quinn commented that creating a plan is beyond the scope of the Commission and it is an issue that policy makers need to work toward.

Mr. Sturdivant moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 3-3 and the motion failed. (Ayes: Outling, Quinn, Sturdivant. Nays: Kollar, Moore-Dudley, Sheridan.)

Ms. Sheridan asked Mr. Bediz for his plan and timeline to bring 814 Lexington Avenue into compliance. Mr. Bediz stated that he has plans to make repairs to all of his properties. He will have a timetable after he has come to an agreement on where he stands with the City and how this can be processed.

Chair Outling called for a recess at 3:42 p.m. The meeting resumed at 3:54 p.m.

Ms. Moore-Dudley stated that she would like to continue this case until the next meeting. She would like to see a larger plan facilitated by Councilwoman Hightower working with the neighborhood to come up with a possible solution.

Mr. Kollar stated his hope that in creating this plan there will also be movement toward doing something with the violations on this property.

Ms. Moore-Dudley moved to continue the meeting until the March 10, 2015, seconded by Mr. Kollar. The Commission voted 3-3 and the motion failed. (Ayes: Moore-Dudley, Kollar, Sheridan. Nays: Outling, Quinn, Sturdivant.)

Ms. Sheridan moved to continue this case until the February 10, 2015 meeting with the understanding from Mr. Bediz that the continuance is to clear the violations on 814 Lexington Avenue so that it individually is brought into compliance, seconded by Ms. Moore-Dudley. The Commission voted 3-3 and the motion failed. (Ayes: Sheridan, Moore-Dudley, Kollar. Nays: Outling, Quinn, Sturdivant.)

Chair Outling urged members to think about advice received from Counsel to treat similarly situated properties in a similar manner and what is a possible result of failing to do so.

Ms. Moore-Dudley noted that a previous Glenwood case came before the Commission and the case was continued. The owner of that property had not completed the repairs either.

Chair Outling commented that the Commission has repeatedly asked for intent and timeline to repair. Mr. Bediz has given his intent to repair the property but there has been an absence of details. In addition, any policy from City Council would take more than a month. If continued for a month, the reasonable expectation would be that this case is continued again until a plan is actually solidified which means the house would remain in this dilapidated condition.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 5-1 in favor of the motion. (Ayes: Outling, Quinn, Kollar, Sturdivant, Moore-Dudley. Nays: Sheridan.)

Chair Outling stated that the property involved in this matter is located at **814 Lexington Avenue** 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. 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.

**18. 1012 Haywood Street** (Parcel #0005920) Nellie J. Jones, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that the property was initially inspected on May 31, 2013. The date of the hearing was July 1, 2014. The Order was issued on October 7, 2014 and expired on November 5, 2014. There are children living in the area where the property is located. The property had to be secured and the owner secured it.

Chair Outling 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 January 9, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that the list of violations include steps are rotten or in disrepair; missing smoke and carbon monoxide detectors; house needs proper premises identification; bathrooms and bedrooms must have a door with interior lockset; water heater not properly installed; all exterior property and premises need to be maintained in clean and sanitary condition; utilities for heat, gas or electric, not on at time of inspection; every dwelling unit shall contain bathtub or shower, bathroom sink, commode and separate kitchen sink; plumbing facilities must be maintained in safe, sanitary and functional condition; plumbing fixtures loose or not properly secured; exposed wiring at light fixture; power not on at time of initial inspection; unclean and unsanitary floors, ceilings, and/or walls; walls have peeling, chipping or flaking paint; exterior doors need to be weathertight; every windows shall open and close as manufactured; windows need glazing; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls not weatherproof; exterior walls have loose or rotten material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; water not on at time of initial inspection.

Bulent Bediz, 808 Lexington Avenue, stated that this property was one of six properties he owned that the University acquired for Phase One of their project. He provided a history of this property that was originally located at 714 Highland Avenue until he moved the house to 1012 Haywood Street. He intends to bring the property into compliance.

Chair Outling asked Mr. Bediz for his timeline to bring the property into compliance. Mr. Bediz said that he has submitted a plan to the City for discussion. Disputing Chair Outling's earlier comment that each case is viewed individually, Mr. Bediz stated that all of his properties are tied together. He could not give a date that the property would be in compliance.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-2 in favor of the motion. (Ayes: Outling, Quinn, Sturdivant, Kollar. Nays: Moore-Dudley, Sheridan.)

Chair Outling stated that the property involved in this matter is located at **1012 Haywood 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. 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. 808 Haywood Street** (Parcel #0005965) Bulent Bediz, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.  
**(CONTINUED UNTIL FEBRUARY 10, 2015 MEETING)**

Compliance Coordinator Benton stated that the property was initially inspected on March 20, 2014. The date of the hearing was June 17, 2014. The Order was issued on June 20, 2014 and expired on July 21, 2014. There are children living in the area where the property is located. The property did not have to be secured.

Chair Outling 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 January 9, 2015; the property is not a duplex or 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.

Compliance Coordinator Benton stated that the list of violations include needs premises identification; porch steps rotten or in disrepair; front and back porch flooring rotten or in disrepair; exterior wood surfaces need to be maintained with paint or other protective coating; chimney not maintained or in good repair; exterior walls have holes or breaks; exterior walls not weatherproof; exterior walls have loose or rotten material; flashing required around chimney; foundation walls have holes or cracks; roof leaks; exterior ceilings contain holes, rotten wood or in disrepair; dwelling needs 3 wire, 120/240 volt, 360 amp service; power not on at time of initial inspection; missing smoke detectors; duct system must be capable of performing its required function; utilities for heat were not on at time of initial inspection; heating system not capable of maintaining 68 degrees in habitable rooms; every dwelling shall contain bathtub or shower, bathroom sink, commode, separate kitchen sink; water not on at time of initial inspection; water heater not properly installed or maintained; exterior doors difficult to operate; interior ceiling contains holes, is rotten or in disrepair; unclean and unsanitary floors, ceilings and/or walls; structural members of walls unable to support imposed load; interior walls have peeling or chipping, flaking paint that must be repaired; interior walls have cracked plaster, decayed wood or other defective material; rotten or missing floor must be repaired; loose floor covering must be repaired or replaced; roof not properly anchored; structural members of roof rotten or deteriorated; exterior doors need to be weathertight; bathroom and bedrooms must have door with interior lockset; windows do not open or close as manufactured; windows missing screens; windows need glazing; windows have missing or broken locks; windows need to be weathertight.

Bulent Bediz, 808 Lexington Avenue, distributed photographs to members showing the present condition of the house along with a drawing showing how the house will be renovated.

Inspector Sheffield stated that one plumbing permit is on hold. He informed the owner that state law requires a permit if any structural work is done or if work is done that is greater than \$5,000 in a single family dwelling. Mr. Bediz stated that he has not done any work that required a permit. As with his other houses, he was unable to give a timetable to bring the house into compliance.

Mr. Bediz stated that this is a complete rebuilding project and therefore, individual repairs will not be done to this house. He plans to obtain a State building permit and completely rebuild the house. Before he applies for the permit, he wants to know where he stands with the City. He has proposed a plan for all of his houses and if he can get cooperation with the City to proceed forward with the plan, he will secure permits for all the houses and progress can begin. Funding is contingent upon getting approval from the City. When the City

agrees to work with him, he can go to bank and get the funding he needs. The follow-up meeting with the City Manager is scheduled for tomorrow. They will give him feedback on the plan he has submitted.

Greensboro City Councilwoman Sharon Hightower, 6 Bells Court, pointed out that Mr. Bediz stated the houses purchased by UNC-Greensboro sat for four years before he got some of the houses back. She felt that these similar situations were treated differently and she asked the Commission for clarification.

Chair Outling stated that in regard to this particular property, Mr. Bediz's contention is that City staff gave UNC-Greensboro preferential treatment as compared to him. Chair Outling understands that the Commission works with City staff and that they do not work over City staff or serve as a check on their actions. Mr. Bediz's complaints about the conduct of City staff and his treatment by City staff are distinct from the Commission. Those issues will have to be addressed by City staff.

Mr. Bediz stated that the system the Commission is working under is in need of reform. All the houses surrounding his block, owned by UNC-Greensboro, are all in disrepair and nobody is doing anything about it. Instead, the City is citing violations in his property.

Chair Outling asked if Mr. Bediz's complaint was about the City bringing his matter before the Commission and not about the decisions made by the Minimum Housing Standards Commission relative to his property. Mr. Bediz replied in the affirmative.

Chair Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 3-3 and the motion failed. (Ayes: Outling, Quinn, Sturdivant. Nays: Kollar, Moore-Dudley, Sheridan.)

As Mr. Bediz is meeting with the City tomorrow, Ms. Sheridan moved to continue the case until the February 10, 2015 meeting, seconded by Ms. Moore-Dudley. The Commission voted 3-3 and the motion failed. (Ayes: Moore-Dudley, Sheridan, Kollar. Nays: Outling, Quinn, Sturdivant.)

Chair Outling stated there is no timeline to bring the property into compliance and further, Mr. Bediz has said he does not have the means to bring the property into compliance.

Ms. Sheridan pointed out that work has been done on this house. This is the first time the Commission has heard this case. She was supportive of a plan being developed for the preservation of this house.

Mr. Quinn questioned what issues additional time would heal in this matter. Ms. Moore-Dudley felt that the City would not waste Mr. Bediz's time by meeting with him if they did not feel something could be accomplished.

Inspector Sheffield confirmed that work has been done on this property; however, the work was not legally done. He reiterated that a permit is required for any structural work.

Mr. Kollar commented that those who voted against the previous motion should consider giving Mr. Bediz a break with a continuance of 30 days.

Chair Outling reiterated his concern that Mr. Bediz should be treated as any other citizen that comes before the Commission in a similar situation. If the Commission is not inclined to give everyone a break, he was not inclined to give a break in this particular case.

Ms. Sheridan moved to continue this case until the February 10, 2015 meeting, seconded by Ms. Moore-Dudley. The Commission voted 3-3 and the motion failed. (Ayes: Sheridan, Kollar, Moore-Dudley. Nays: Outling, Quinn, Sturdivant.)

Ms. Moore-Dudley commented on the bigger picture and stated that this matter is not about Mr. Bediz. She would like to see this property brought into compliance and felt that Mr. Bediz should have the opportunity to have a discussion with the City.

Ms. Sheridan moved to continue this matter until the February 10, 2015 meeting, seconded by Mr. Kollar. The Commission voted 4-2 in favor of the motion. (Ayes: Quinn, Kollar, Moore-Dudley, Sheridan. Nays: Outling, Sturdivant.)

***RESCINDED CASES:***

- 20. 3616 Delancey Street** (Parcel #0020888) Trinity Funding Consulting Group, LLC.  
**Demolished by Owner. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 3616 Delancey Street, seconded by Ms. Sheridan. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Quinn, Sheridan, Sturdivant. Nays: None.)

- 21. 1026 Pearson Street** (Parcel #0002854) Shannon Clark. **Repaired by Owner (RESCINDED)**

Ms. Moore-Dudley moved to rescind 1026 Pearson Street, seconded by Ms. Sheridan. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Quinn, Sheridan, Sturdivant. Nays: None.)

- 22. 3503 Carrington Street** (Parcel #0026441) Edward and Tammy Kinney.  
**Repaired by Owners. (RESCINDED)**

Ms. Moore-Dudley moved to rescind 3503 Carrington Street, seconded by Ms. Sheridan. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Quinn, Sheridan, Sturdivant. Nays: None.)

- 23. 2101 Sheldon Road** (Parcel #0046002) Tomasa Cruz Adames. **Repaired by Owner. (RESCINDED)**

Mr. Kollar moved to rescind 2101 Sheldon Road, seconded by Mr. Sturdivant. The Commission voted 6-0 in favor of the motion. (Ayes: Outling, Kollar, Moore-Dudley, Quinn, Sheridan, Sturdivant. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 4:43 p.m.

Respectfully submitted,

Justin Outling  
Chairman, City of Greensboro Minimum Housing Standards Commission

JO:sm/jd