

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
FEBRUARY 11, 2016**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, February 11, 2016 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Ellen Sheridan, Chair; Kimberly Dudley-Moore; Tyler Quinn; Shermin Ata; Horace Sturdivant; and Carolyn Biggerstaff. Staff present included: Elizabeth Benton, Cheryl Lilly, Barbara Harris, Mark Wayman and Inspectors Don Sheffield, Donald Foster, Jarod LaRue, Brad Tolbert, Roddy Covington, and Roy McDougal. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

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

**1. APPROVAL OF MINUTES FROM JANUARY 14, 2016 MEETING:**

Mr. Sturdivant moved approval of the January 14, 2016 meeting minutes as written, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Moore-Dudley, Biggerstaff, Sturdivant. Nays: None.)

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

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

**Item 10:** 1543 Lovett Street – This item is being amended to request an Order for Repair.

**Item 11:** 527 West Terrell Street – This property is in compliance and is being removed from the agenda.

**Item 22:** 2118 Everitt Street – This item should read 2118 - Unit A.

**Item 14:** 3100 A-N Summit Avenue – This item is being amended to request Order for Demolition.

**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. 1104 Lexington Avenue** (Parcel #0005787) Golden Wolf, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. **Requesting an Order to Demolish.** Continued from October 8, 2015; December 10, 2015 and January 14, 2016 meetings.  
**(CONTINUED UNTIL MARCH 10, 2016 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected February 12, 2015. The hearing was held April 21, 2015 and an Order to Demolish was issued on April 22, 2015. The Order expired May 22, 2015. The property did not have to be secured; there are children in the area; there is no school nearby; and there has been no history of police complaints. The cost of repairs is 52 percent of the tax value and therefore, staff is requesting an Order to Demolish.

Scott Gardner, 102 East Brentwood Road, reviewed a list of repairs that have been done. In Unit 1 the rotten floor area has been repaired; the roof has been repaired and partially shingled; plaster work has been

finished; holes in walls and porch ceiling have been repaired; drop ceiling has been repaired; and the electrical problem in the kitchen has been fixed. In Unit 2 the ceiling has been repaired and holes in the walls and porch ceiling have been fixed along with the front porch floor. Within the next two weeks, he plans to complete all plumbing and put up the exterior fascia board. He asked for 90 days to complete repairs. It was noted that the completed work has not yet been inspected and there are no permits. Building and plumbing permits are needed. The owner was informed that he needs to contact the City for an inspection to make sure the work meets with their approval. Inspector McDougal noted that the owner made repairs after the video of the property was taken.

Ms. Moore-Dudley moved to continue this case until the March 10, 2016 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

6. **1204 Bellevue Street** (Parcel #0003316) Thomas McFadden, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. Continued from September 10, 2015; December 10, 2015; and January 14, 2016 meetings.  
**(CONTINUED UNTIL MARCH 10, 2016 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected February 12, 2015. The hearing was held March 2, 2015 and an Order to Repair was issued on March 3, 2015. The Order expired April 7, 2015. The property did not have to be secured; there are children in the area; there is no school nearby; and there has been no history of police complaints. The cost of repairs is only \$725 compared to the tax value of \$40,500 and therefore, staff is requesting an Order to Repair.

Thomas McFadden, 3834 McConnell Road, stated that repairs have almost been completed.

Inspector Tolbert confirmed that the owner is having a permit pulled while this meeting is being held. The property will have its final inspection tomorrow.

Mr. Quinn moved to continue this case until the March 10, 2016 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

7. **4107 Walker Avenue** (Parcel #0025290) Jessica Van Hecke, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from June 9, 2015; September 8, 2015; and January 14, 2016 meetings.  
**(CONTINUED UNTIL APRIL 14, 2014 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected July 21, 2014. The hearing was held August 12, 2014 and an Order to Repair was issued on the same day. The Order expired September 11, 2014. The property did not have to be secured; there are children in the area; there is no school nearby; and there has been no history of police complaints. The cost of repairs is 47 percent of the tax value and therefore, staff is requesting an Order to Repair.

Jessica Van Hecke, 5435 Yanceyville Street, informed the Commission that they have done as much framing and plumbing as possible at this point. The windows have been ordered and will be installed along with vinyl siding. The house must be rewired and the HVAC replaced.

Inspector Covington said that although things are moving slowly, progress is being made. The framing work has been done and there is a new roof. The property is secure.

It was noted that an electrical permit is needed.

Ms. Moore-Dudley moved to continue the case until the April 14, 2016 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

8. **3208 Martin Avenue** (Parcel #0043812) Sidney Branch, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. Continued from the September 10, 2015 and December 10, 2015 meetings.  
(CONTINUED UNTIL APRIL 14, 2014 MEETING)

Compliance Coordinator Benton stated that this property was initially inspected June 6, 2012. The hearing was held October 16, 2013 and an Order to Repair was issued on August 28, 2014. The Order expired September 27, 2014. The property did have to be secured; there are children in the area; there is a school nearby; and there has been no history of police complaints. The cost of repairs is 35 percent of the tax value and therefore, staff is requesting an Order to Repair.

Sidney Branch, 3208 Martin Avenue, stated that he acquired this property in July, 2015 and that most of the repairs have already been made.

Inspector LaRue said that the third bedroom on the second floor is missing an electrical receptacle and ceiling tiles are damaged in the second bedroom as well as the living room area. The front door is not weathertight, the second bedroom is missing a lock, and exterior soffits and fascia boards must be addressed.

Mr. Branch is new to Greensboro and hopes to apply to a City program for additional funding to complete the project. He felt it might take until May, 2016 to complete the work

Ms. Moore-Dudley moved to continue the case until the April 14, 2016 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

9. **815 Pearson Street** (Parcel #0008308) Kelly J. Sigle, George E. Marple, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Donald Foster. **Requesting an Order to Demolish.** Continued from June 10, 2014; August 12, 2014; January 13, 2015; July 14, 2015; August 13, 2015; September 10, 2015, and December 10, 2015 meetings.  
(CONTINUED UNTIL MAY 12, 2016 MEETING)

Compliance Coordinator Benton stated that this property was initially inspected December 7, 2012. The hearing was held January 7, 2013 and an Order to Repair was issued on the same day. The Order expired February 7, 2013. There are children in the area and there has been no history of police complaints. The cost of repairs exceeds the current tax value and therefore, staff is requesting an Order to Demolish based on the cost of repairs.

George Marple, 411 McAdoo Avenue, indicated they are still on schedule for completion around the middle of the year. They have completed the first phase which was to remove the remodeling that was done in the 1950's that broke the house up into four apartments. They determined the source of water damage when they ripped off the exterior bathroom, porch, and stairs on the rear of the house. The leak was on the porch roof, not the main roof. He is in process of getting quotes to remove all of the exterior aluminum and asphalt shingling from the property. They removed a large section of the siding from the rear and learned the weatherboards were intact underneath of it. The historic assessment will occur this month so that final floor plans can be approved. He anticipated that electrical and plumbing permits will be pulled in April.

Ms. Sheridan moved to continue the case until the May 12, 2016 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

10. **1543 Lovett Street** (Parcel #0008772) Matthew Richard Durham, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. Continued from July 14, 2015; October 8, 2015; and December 10, 2015 meetings.  
**(CONTINUED UNTIL MARCH 10, 2016 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected July 7, 2014. The hearing was held August 6, 2014 and an Order to Repair was issued on the same day. The Order expired September 5, 2014. The property did not have to be secured; there are children in the area; there is a school nearby; and there has been no history of police complaints. The cost of repairs is 25 percent of the current tax value and therefore, staff is requesting an Order to Repair.

Rick Durham, 8132 Mabe Marshall Road, Summerfield, North Carolina, is the property owner.

Inspector McDougal explained that Mr. Durham has to acquire a permit for his heating system. The heating units are installed; however, a permit is needed to pass inspection.

Mr. Quinn moved to continue the case until the March 10, 2016 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

11. **527 West Terrell Street** (Parcel #0008238) Golden Wolfe, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. Continued from September 10, 2015 and December 10, 2015 meetings.  
**(REMOVED DUE TO COMPLIANCE)**

12. **708 Haywood Street** (Parcel #0003544) Leroy Fields, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order of Demolish.** Inspector Roy McDougal. Continued from December 9, 2014; February 10, 2015; March 10, 2015; April 4, 2015; June 9, 2015; July 14, 2015; September 10, 2015; and December 12, 2015 meetings.  
**(CONTINUED UNTIL APRIL 14, 2016 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected April 24, 2013. The hearing was held May 15, 2014 and an Order to Repair was issued on the same day. The Order expired June 16, 2014. The property did have to be secured; there are children in the area; there is not a school nearby; and there has been no history of police complaints. The cost of repairs is 120 percent of the current tax value and therefore, staff is requesting an Order to Demolish

Alicia Fields-Minkins, 5 Fleming Terrace Circle, informed members that reframing to accommodate the walk-in shower has been completed; tubs have been installed in other bathrooms; and insulation installation should be completed shortly. There is water service at the property, the electricity is on, and there is a HVAC contract in place.

Ms. Moore-Dudley moved to continue the case until the April 14, 2016 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

13. **910 Highland Avenue** (Parcel #0006019) Roberto Guzman Larios, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. **Requesting an Order to Demolish.** Continued from September 8, 2015 and December 10, 2015 meetings.  
**(CONTINUED UNTIL MARCH 10, 2016 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected June 3, 2013. The hearing was held July 1, 2014 and an Order to Repair was issued on July 8, 2014. The Order expired August 7, 2014. The property did not have to be secured; there are children in the area; there is not a school nearby;

and there has been no history of police complaints. The cost of repairs is 12 percent of the current tax value and therefore, staff is requesting an Order to Repair.

There was no one present to speak on this case. Inspector McDougal said that this was originally a single-family residence that has been changed into a duplex. All violations in Unit A have been completed. The owner has to install a heating system in Unit B and address some minor violations. He spoke with the owner at the time the video was taken. The owner had plans to attend this meeting. The Inspector confirmed that a lot of work has been done at the property.

Mr. Quinn moved to continue the case until the March 10, 2016 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Quinn, Sturdivant, Dudley-Moore, Biggerstaff. Nays: None.)

Inspector Sheffield noted for the record that Unit B needs an electrical and building final.

**14. 3100 A-N Summit Avenue** (Parcel #0027498) Basil (Bill) Agapion, Sophia S. Agapion, Owners. In the Matter of Order to Demolish, Alter or Improve Structure. Inspector Jarod LaRue. Continued from October 8, 2015 and December 10, 2015 meetings. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on August 18, 2011. The hearing was held on September 20, 2011 and the Order to Repair was issued on the same day. The Order expired on December 15, 2011. The City did have to secure the property. There are children living in the area and a school is located nearby. There have been complaints to the police about the property. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs for all 15 units and the exterior of the building is 80 percent of the tax value. Therefore, staff is requesting an Order of Demolition.

For the record, Counsel Jones read an email received from Howard Taylor regarding this property. He expressed frustration with the owner's progress to make these units habitable dwellings. In addition, Counsel Jones noted that a recalculation of the cost of repairs compared to tax value was required because this is a multifamily property. Each unit should be compared to the total assessed value of the building rather than the overall cost to the overall assessed value of the building.

Irene Agapion, 625 South Elm Street, stated that this property contains 42 units with 28 of these units being two-story, three bedroom units, and containing 1,200-1,300 square feet. This is almost the equivalent of having to redo 42 individual houses of that same square footage. Since October they have hired a new full-time construction crew that is there every day except Sundays. She explained that their loan package was structured in such a way that the property could not be sold for the amount they wanted. Consequently, they restructured the debt to be able to sell the property to move forward. The 3100 building has been completely vacant and no rent is being received. Because this is an entire complex, she described substantial progress that has been made on the 3102 building. They are working on the exterior of 3104 which is located in front of Howard Taylor's house who wrote the email. There is a prospect who has been extremely pleased with the work that has been provided by the contractor. The prospect has been provided with a list of everything that needs to be done at the 3100 building. She is committed to continuing the work that they are doing. At least the exterior will be in compliance and the buyer can continue the work on the interior of the 3100 building. They have been working on the exterior the entire time and many violations have been brought into compliance. At the same time, work is being done on the interior so that units can pass and work can be done on days when the weather is bad and work cannot be done on the outside.

Inspector LaRue said that the 3100 building has been secured but no other improvements have been observed. Exterior repairs have been completed at the 3102 building and have begun at 3104, but not at the 3100 building.

Ms. Agapion said that although it seems little has been accomplished, they are not taking this one building at a time; rather, they are treating it as a whole complex. She asked the Commission to allow them to do

their work. The 3102 looks great and work on the 3104 building is in progress. Although the 3100 building has many violations, it is vacant and it will be much easier to complete. They are moving forward with repairs rather than selling the property as is.

Ms. Ata and Ms. Moore-Dudley commented on the lengthy time this property has been out of compliance. Ms. Moore-Dudley was not in favor of granting a continuance because progress has not been made on the 3100 building. Mr. Quinn disagreed and felt this is part of a much larger project. Ms. Moore-Dudley said that the neighborhood is being brought down because of the lengthy state of disrepair of the building. The 3100 building is vacant and continuing to go unrepaired.

Responding to a question from Mr. Quinn, Ms. Agapion estimated that the exterior of the 3100 building could meet and be attractive by May 1, 2016. She stated her intention to bring the entire building into compliance. If the building sells first, they will keep the exterior of the building looking good. She reiterated that 28 units out of the 42 total units in the complex have been completed.

Chairman Sheridan pointed out that some of these violations date back to 2011 and she questioned why the units cannot be cleaned up. She commented that during the winter, even if work could not be done on the exterior, at least violations could be addressed on the interior.

Ms. Agapion said that even if every single one of the 14 units were complete, a Certificate would not be issued unless the exteriors were finished out.

Ms. Moore-Dudley commented that this is a due diligence issue and she does not see an effort being put forth after all these years. She was supportive of upholding the Inspector.

Ms. Agapion asked what would happen if the Inspector was upheld and a buyer appeared. Counsel Jones said that if there was an Order of Demolition on this property, there must be disclosure to the prospective buyer who would be subject to the same time frame.

Ms. Agapion clarified for Mr. Sturdivant that the full-time crew is for the entire complex. The crew has not worked on the 3100 building. The contractor has met with the Inspector who provided him with a list of exterior violations.

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

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was January 2, 2016; this property is a duplex or multiunit property; and there are more than five separate types of minimum violations or one major violation of any of the minimum housing standard codes for each of the units. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations for **Unit A** include doors difficult to operate; electrical equipment needs to be properly installed and maintained; appliances shall be capable of performing the intended function; missing smoke detectors; doors difficult to operate; duct system must be capable of performing required function; dwelling shall be kept free from insect and rodent infestation; bedroom must have a door and interior lock; windows need glazing; exterior fire extinguishers out of date; exterior front fascia and soffit boards need weather coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; heat—gas/electric not on at time of inspection; water not on at time of inspection; water heater not properly installed or maintained; exterior wood surface needs to be maintained by painting or other protective coating; electric power lines coming from pole to electric meters need to be enclosed; and no electrical power at unit. **Unit B:** electrical equipment needs to be properly installed and maintained; power not on at time of inspection; doors difficult to operate; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; foundation wall has

holes or cracks; ceiling contains holes, rotten, and/or in disrepair; doors difficult to operate; ceilings need to be painted; inoperable smoke detectors; clothes dryer exhaust must be vented directly to the exterior; duct system must be capable of performing required function; heat—gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms and bathrooms; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; screens required on windows; windows need glazing; locks missing or need to be repaired; exterior doors difficult to operate; equipment provided by owner must be in working condition; exposed wiring at light fixtures. **Unit C:** doors difficult to operate; cracked and missing electrical outlet covers; electrical equipment needs to be properly installed and maintained; exposed wiring at light fixture; inoperable and missing smoke detectors; duct system needs to be capable of performing its function; every dwelling unit shall contain a bathtub, sink, commode, or separate kitchen sink; plumbing facilities need to be maintained in a sanitary and functional condition; water not on at time of initial inspection; water heater not properly installed or maintained; water heater relief valve improperly installed; plumbing fixture at commode is loose or not properly secured; unclean/unsanitary floors, ceilings and walls; walls have peeling, chipping, flaking paint; walls have cracked or loose plaster, decayed wood or other defective material; rotten flooring must be repaired; loose floor covering must be repaired or replaced; bedrooms need to have a door with an interior lock set; power and utilities for heat, gas/electric, were not on at time of initial inspection; heating system not capable of maintaining 68 degrees; windows need glazing; exterior walls contain holes or breaks; exterior walls not weatherproof. **Unit D:** Appliances should be capable of performing their designated function; cracked or missing switchplate covers; electrical equipment needs to be properly installed and maintained; doors difficult to operate; missing smoke detectors; carbon monoxide detectors required; duct system not performing its required function; plumbing fixtures leak; water heater relief valve improperly installed; plumbing fixture, commode, not properly secured; ceiling contains holes, rotten, or in disrepair; windows need glazing; exterior walls contain holes or breaks; electrical equipment needs to be properly installed or maintained; windows are not readily accessible in case of emergency; windows are painted shut; plumbing fixtures leak; unclean/unsanitary floors, ceilings, and walls. **Unit E:** handrails are required on side of stairs having more than four risers; ceilings contain holes, have rotten surfaces, or in disrepair; carbon monoxide detector is required; equipment provided by owner must be in functional condition; electrical equipment must be properly installed and maintained; missing smoke detectors; GSI outlets required in bathroom; windows painted shut and not readily available in case of emergency; plumbing facilities need to be maintained in a safe, sanitary, functional condition; plumbing fixtures leak; water heater relief valve improperly installed and maintained; heating system not maintaining 68 degrees in habitable rooms; walls have cracked or loose plaster, decayed wood or other defective material; guardrail is missing; windows do not open and close as manufactured; walls have cracked or loose plaster. **Unit G:** Doors are difficult to operate; cracked or missing electrical outlet covers; electrical equipment must be properly installed and maintained; power not on at time of inspection; doors difficult to operate; all appliances need to be capable of performing their intended function; missing smoke detectors; carbon monoxide detector required; furnace is in disrepair; dwelling unit shall contain a bathtub, bathroom sink, commode, or separate kitchen sink; water was not on at time of initial inspection; plumbing fixture, specifically commode, loose and not properly secured; plumbing facilities must be maintained in a safe, sanitary, functional condition; duct system needs to be capable of performing its required function; unclean, unsanitary floors, ceilings and/or walls; windows need glazing; exterior wood surfaces need to be maintained with paint or other protective coating. **Unit H:** doors are difficult to operate; missing smoke detectors; interior duct system needs to be capable to perform its required function; heating system is unable to maintain 68 degrees; plumbing is not properly connected to the public sewer system; water was not on at time of initial inspection; water heater is not properly installed or maintained; unclean/unsanitary floors, ceilings, and/or walls; walls have cracked or loose plaster, decayed wood; or other defective material; rotten flooring must be repaired; loose floor covering must be repaired or replaced; unclean/unsanitary floors, ceilings, or walls; peeling, chipping, or flaking paint must be removed, repaired, or covered; exterior doors difficult to operate; windows need glazing, ceiling contains holes, have rotten wood or are in disrepair; carbon monoxide detector is required; electrical equipment needs to be properly installed and maintained; cracked or missing outlet covers; power was not on at time of initial inspection. **Unit I:** electrical equipment needs to be properly installed and maintained; missing and inoperable smoke detectors; doors are difficult to operate; carbon monoxide detector is required; windows do not open or close as manufactured; windows have locks that are not maintained or missing; windows need glazing; duct system must be capable of performing its required function; plumbing

facilities need to be maintained in a safe, sanitary, and functional condition; electrical equipment needs to be properly installed and maintained; exterior walls not weatherproof; fire extinguishers are out of date. **Unit J:** electrical receptacles are broken in second bedroom; electrical equipment needs to be properly installed and maintained; power was not on at time of inspection; doors are difficult to operate; missing smoke detectors; utilities for heat, gas or electric, not on at time of inspection; heating system not capable of maintaining 68 degrees; water was not on at time of initial inspection; water heater not properly installed or maintained; unclean, unsanitary doors, ceilings and/or walls; walls have peeling, chipping, and flaking paint that must be covered or removed; walls have cracked or loose plaster, decayed wood or other defective material; there are unsanitary/unclean floors, ceilings, and/or walls; bedrooms must have a door with an interior lockset; windows need glazing; handrails are required on one side of stairs having more than four risers; exterior surfaces need to be maintained with paint or other protective coating. **Unit K:** electrical equipment needs to be properly installed and maintained; fire extinguishers are out of date; windows need to be weathertight; exterior wood surfaces need to be maintained with protective coating; missing smoke detectors; walls have peeling, chipping, or defective paint; duct system shall be capable of performing its required function; windows need glazing; heating system not capable of maintaining 68 degrees; exterior walls have holes or breaks. **Unit L:** doors are difficult to operate; power not on at time of initial inspection; missing smoke detectors; unclean/unsanitary floors, ceilings, and/or walls; plumbing fixtures leak; electrical equipment needs to be properly installed or maintained; all appliances shall be capable of performing their intended function; bedrooms must have a door with an interior lockset; locks are not maintained or are missing from windows; appliances supplied by the owner must be in working condition; exterior wood surfaces need to be maintained with paint or other protective coating; utilities for heat-gas or electric, were not on at time of initial inspection; plumbing facilities need to be maintained in safe, sanitary functional condition; plumbing fixtures leak; water heater relief valves improperly installed or maintained; walls have peeling, chipping, or flaking paint that must be repaired, removed or covered; walls have cracked or loose plaster, decayed wood or other defective material; rotten flooring must be repaired; fire extinguishers are out of date. **Unit M:** cracked or missing electrical outlet covers; broken outlets in living room; electrical equipment needs to be properly installed or maintained; doors difficult to operate; missing smoke detectors; utilities for heat-gas or electric, were not on at time of initial inspection; plumbing facilities need to be maintained in a safe, sanitary, functioning condition; water not on at time of initial inspection; plumbing fixtures, toilet, loose and not properly secured; duct system must be capable of performing its required function; unclean/unsanitary floors, ceilings, and/or walls; walls have peeling, chipping or flaking paint that must be removed, repaired, or covered; walls have cracked or loose plaster, decayed wood, or other defective material; fire extinguisher is out of date; exterior wood surfaces need to be maintained by paint or other protective coating; screens required on exterior doors; unclean, unsanitary floors, ceilings, and/or walls; exterior doors need to be weathertight. **Unit N:** utilities for heat-gas or electric, were not on at time of initial inspection; doors difficult to operate; windows are required that have approved sash locking device; electrical equipment needs to be properly installed and maintained; bathrooms are required to have a door with interior lockset; power not on at time of inspection; exterior surfaces need to be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting material; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; missing and inoperable smoke detectors; interior door frames are broken and need repair; water not on at time of initial inspection; electrical equipment needs to be properly installed and maintained; plumbing fixtures stopped up or clogged; second from bottom step of interior stairs is broken and needs repair; and screens required on windows.

Chair Sheridan stated that the property involved in this matter is located at **3100 A-N Summit 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 and the cost of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare of 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.

Following a brief discussion, members decided to change the order of agenda items to accommodate owners of properties who were in attendance in the audience.

- 15. 1112 Lexington Avenue** (Parcel #0005791) Gilfred Lee Fray, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roy McDougal. Continued from May 12, 2015; August 13, 2015; and December 10, 2015 meetings.  
**(CONTINUED UNTIL APRIL 14, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on August 8, 2014. The hearing was held on September 2, 2014. The Order to Repair was issued on the same day and expired on October 3, 2014. The City did not have to secure the property. There are children living in the area and there is no history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 58 percent of the current tax value of the property. Therefore, staff is requesting an Order of Demolition.

Jim Teel, Rehabilitation Coordinator, City of Greensboro, said that bids have been received for this property. The cost of rehabilitation was approved on January 27, 2016 and the matter is set to go to City Council for approval on March 15, 2016. The construction start date can be determined once the bids are approved by City Council. He asked to have the case continued until the April, 2016 meeting.

Ms. Ata moved to continue the case until the April 14, 2016 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Dudley-Moore, Biggerstaff, Quinn. Nays: None.)

#### **NEW CASES:**

- 16. 408-B West Meadowview Road** (Parcel #0029482) Spring Manor Apartments, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. **(CONTINUED UNTIL APRIL 14, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on March 4, 2015. The hearing was held on April 1, 2015. The Order to Repair was issued on the same day and expired on May 1, 2015. The City did not have to secure the property. There are children living in the area; there is no school nearby; and there is no history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 12 percent of the current tax value of the property. Therefore, staff is requesting an Order to Repair.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was February 9, 2016; this property is a duplex or multiunit property; and there are more than five separate types of minimum violations or one major violation of any of the minimum housing standard codes for each of the units. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton said that the list of violations include electrical equipment needs to be properly installed and maintained; bathroom requires ventilation system when window isn't provided; unclean and unsanitary floors, ceilings and/or walls; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; all exterior surfaces shall be maintained in good conditioning shall be protected from decay by

means of paint or other protective covering; exterior walls shall be free of holes, breaks, and loose or rotting materials; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; fire extinguisher is out of date; all exterior property and premises shall be maintained in a clean and sanitary condition; deck, porch and/or patio flooring is rotten or in disrepair.

Rose Cramer, 4015 Pisgah Church Road, is a property manager and part owner of this property. She expects the unit to be close to completion by the end of March, 2016. They haven't been able to work on the property due to an ownership situation that is in process of being resolved. She noted issues of water damage resulting from a flood.

Ms. Moore-Dudley moved to continue the case until the April 14, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Dudley-Moore, Biggerstaff, Quinn. Nays: None.)

**17. 2118-A Everitt Street** (Parcel #0013501) Everitt Partnership Trust and Cheryl Spangenberg, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. **(CONTINUED UNTIL MARCH 10, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on July 17, 2015. The hearing was held on August 19, 2015. The Order to Repair was issued on the same day and expired on September 12, 2015. The City did not have to secure the property. There are children living in the area and there is no history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 20 percent of the current tax value of the property. Therefore, staff is requesting an Order to Repair.

Rose Cramer, 4015 Pisgah Church Road, was a part owner of this property. There is a new owner as of this week and Wrenn Zealy is taking over management of the property. Ms. Cramer did not know this property was being heard today and therefore, did not tell Wrenn Zealy management although they are aware of issues with this unit. The new owner is LSS Land Trust. City staff indicated the packets had already been prepared at the time of the change in ownership. The new owners were notified by phone and indicated they would try to have a representative in attendance. Wrenn Zealy contacted the City yesterday to inform staff they would not be able to attend this meeting. Counsel Jones confirmed that the new owners were properly notified of this meeting.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was February 10, 2016; this property is a duplex or multiunit property; and there are more than five separate types of minimum violations or one major violation of any of the minimum housing standard codes for each of the units. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton said that the list of violations include ventilation not maintained or missing in foundation wall; plumbing pipes or fixtures broken, burst, frozen or inoperable; cracked or missing switchplate covers; missing smoke detectors; unclean/unsanitary floors, ceilings and/or walls; duct system not capable of performing required function; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixture-toilet loose, not properly secured; rotten flooring must be repaired; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; kitchens shall contain enough space to store, prepare, serve and dispose of foods in sanitary manner-pulls missing on kitchen cabinets; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all handrails and guardrails shall be maintained in good condition; every plumbing stack, vent, waste, and sewer line shall function properly and be kept free from obstructions, leaks and defects.

Ms. Moore-Dudley moved to continue the case until the March 10, 2016 meeting, seconded by Mr. Sturdivant. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Dudley-Moore, Biggerstaff, Quinn. Nays: None.)

**18. 1007 West Florida Street** (Parcel #0008658) Marvin B. Graeber, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal.  
**(CONTINUED UNTIL MAY 12, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on July 16, 2015. The hearing was held on August 18, 2015. The Order to Repair was issued on the same day and expired on September 18, 2015. The City did not have to secure the property. There are children living in the area and a school is located nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 39 percent of the current tax value of the property. Therefore, staff is requesting an Order to Repair.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was February 9, 2016; this property is not a duplex or multiunit property; and there are more than five separate types of minimum violations or one major violation of any of the minimum housing standard codes for each of the units. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton said that the list of violations include all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair and be weathertight; heat-gas/electric- not on at time of inspection; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; interior doors difficult to operate; clothes dryer exterior vent needs proper cap to keep birds and rodents from entering unit; cracked or missing electrical outlet cover; power not on at time of inspection; inoperable smoke detector; doors difficult to operate; windows are required to have an approved sash locking device; screens required on windows; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; electrical equipment needs to be properly installed and maintained; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; plumbing facilities must be maintained in a safe, sanitary and functional condition; commode is loose, not properly secured; carbon monoxide detector required; plumbing facilities need to be maintained in a safe, sanitary and functional condition; water supply to all plumbing fixtures shall have adequate volume and pressure to enable fixtures to operate properly; water heating facilities shall be properly installed and maintained; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; loose floor covering must be repaired or replaced; bathroom requires ventilation system when window isn't provided; electrical equipment needs to be properly installed and maintained; handrails are loose, damaged, or improperly maintained; gutters and downspouts shall be maintained in good repair and free of obstruction; doors providing access to dwelling unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without use of keys or special effort; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; duct system must be capable of performing required function.

Sharon Graeber, 1903 Curry Street, and Thomas Watts, 4227 Queen Mary Drive, were present to speak on the property. Ms. Graeber stated that the goal is to sell this property as it is. They are currently working with a real estate agent. Three investor groups viewed the residence this week and she is waiting to see if there will be offers on the property. She would like to have the property sold within the next 90 days or as soon as possible. This is a historic property and she would like to see it repaired and restored. Mr. Watts indicated that the property has been listed since December, 2015 with Family Realty.

Ms. Moore-Dudley moved to continue the case until the May 12, 2016 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Dudley-Moore, Biggerstaff, Quinn. Nays: None.)

- 19. 1409 Old Hickory Drive** (Parcel #0043411) Investor Loan Portfolio 1 LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roy McDougal. **(CONTINUED UNTIL APRIL 14, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on February 24, 2014. The hearing was held on March 27, 2015. The Order to Repair was issued on July 22, 2015 and expired on August 22, 2015. The City did not have to secure the property. There are children living in the area and a school is located nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 11 percent of the current tax value of the property. Therefore, staff is requesting an Order to Repair.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was February 9, 2016; this property is not a duplex or multiunit property; and there are more than five separate types of minimum violations or one major violation of any of the minimum housing standard codes for each of the units. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton said that the list of violations include doors providing access to a dwelling unit or leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable without the use of keys or special effort; bathroom requires ventilation system when window isn't provided; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; missing and inoperable smoke detectors; doors difficult to operate; water not on at time of inspection; electrical equipment needs to be properly installed and maintained; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; all accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair; buildings are required to have approved address numbers in a position plainly visible from the street, 4" in height; exterior doors need to be weathertight; ceiling contains holes and are in disrepair.

Marco Dierna, 6851 Roswell Road, Atlanta, Georgia, is a contractor working with the company that owns this property. He had a discussion with the Inspector earlier today and stated that repairs will start as soon as possible. He does not anticipate any problems making the repairs. The crew coming from Charlotte, North Carolina should be able to have the property in compliance within 60 days.

Mr. Quinn moved to continue the case until the April 14, 2016 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Dudley-Moore, Biggerstaff, Quinn. Nays: None.)

#### **CONTINUED CASES:**

- 20. 311 Hazelwood Drive** (Parcel #0022177) A1 Investment Properties LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. Continued from December 10, 2015 meeting. **(CONTINUED UNTIL MARCH 10, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on June 3, 2015. The hearing was held on July 1, 2015. The Order to Repair was issued on July 2, 2015 and expired on August 31, 2015. The City did have to secure the property. There are children living in the area but there is not a school located nearby. There is no record of police complaints. Based on the estimated cost of repairs compared

to the tax value of the structure, the cost of repairs would be 77 percent of the tax value. Therefore, staff is requesting an Order of Demolition.

There was no one present to speak on the property and no violations have been cleared for the property. Mr. Wayman explained that Inspector Stovall is not present to speak on this case.

Members felt the video being shown reflected work being done at the property. Inspector Sheffield noted that no permits have been taken out.

Chair Sheridan moved to continue the case until March 10, 2016, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Ata, Sturdivant, Dudley-Moore, Biggerstaff, Quinn. Nays: None.)

- 21. 2906 Vandalia Drive** (Parcel #0048307) Noah V. Rogers, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Brad Tolbert. Continued from January 14, 2016 meeting. **(CONTINUED UNTIL MARCH 10, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on April 1, 2015. The hearing was held on April 14, 2015. The Order to Repair was issued on July 23, 2015 and expired on August 23, 2015. The City did not have to secure the property. There are children living in the area but there is not a school located nearby. There is no record of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 81 percent of the tax value. Therefore, staff is requesting an Order of Demolition.

There was no one present to speak on the property. Inspector Tolbert attempted to contact the owner but there has been no response.

Ms. Dudley-Moore moved to continue the case until March 10, 2016, seconded by Ms. Ata. The Commission voted 5-1 in favor of the motion. (Ayes: Sheridan, Ata, Dudley-Moore, Biggerstaff, Quinn. Nays: Sturdivant.)

- 22. 916 South English Street** (Parcel #0021516) Heirs of Henry Parks, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. Continued from January 14, 2016 meeting. **(CONTINUED UNTIL FEBRUARY 11, 2016 MEETING)**

Compliance Coordinator Benton stated that this case was initially inspected on May 7, 2015. The hearing was held on August 11, 2015. The Order to Repair was issued on September 24, 2015 and expired on October 23, 2015. The City did not have to secure the property. There are children living in the area and a school is located nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 158 percent of the tax value. Therefore, staff is requesting an Order of Demolition.

There was no one present to speak on this property and there has been no activity at the property.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was February 3, 2016; this property is not a multifamily property; and there are more than five separate types of minimum violations or one major violation of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include all appliances shall be capable of performing the intended function; power not on at time of inspection; missing smoke detectors; duct system must be capable of performing required function; heat—gas/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 inspection; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair and be weathertight; chimneys shall be maintained structurally and in good condition, specifically flashing around chimney; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; exterior walls not weatherproof; crawl space door in disrepair; all handrails and guardrails shall be firmly fastened; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight.

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

Chair Sheridan stated that the property involved in this matter is located at **916 South English Street** Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare of 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.

- 23. 1700 Fairview Street** (Parcel #0027498) Printworks Properties, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Don Sheffield. Continued from December 10, 2015 meeting. **(CONTINUED UNTIL APRIL 14, 2016 MEETING)**

Inspector Sheffield reported that a fire was set at this property some time ago and the building has been deemed unsafe to go into.

Chair Sheridan said an investment group is drawing up plans for the renovation of this property. Inspector Sheffield stated that he has heard nothing on this matter. There is nothing in plan review relating to this property.

Ms. Moore-Dudley said that surveys are underway at the site and there is activity. This property is on the National Historic Register.

Ms. Moore-Dudley moved to continue this case until the April 14, 2016 meeting, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Quinn, Sturdivant, Ata, Biggerstaff. Nays: None.)

#### **NEW CASES:**

- 24. 1408 Willow Road** (Parcel #0013940) Heirs of Maggie O. Richardson. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Donald Foster. **(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on January 21, 2014. The hearing was held on July 15, 2015. The Order to Repair was issued on the same day and expired on August 14, 2015. The City did have to secure the property. There are children living in the area and a school is located nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the tax value of the structure, the cost of repairs would be 99 percent of the tax value. Therefore, staff is requesting an Order of Demolition.

There was no one present to speak on this property and there has been no activity at the property.

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

Compliance Coordinator Benton stated that the list of violations include heat-gas/electric, not on at time of inspection; plumbing facilities must be maintained in safe, sanitary and functional condition; water not on at time of inspection; all appliances shall be capable of performing the intended function; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired; loose floor covering must be repaired or replaced; doors need to be weathertight; screens required on windows; every window 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; foundation wall ventilation not maintained or missing; cracked or missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at light fixture; power not on at time of inspection; needs premises identification.

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

Chair Sheridan stated that the property involved in this matter is located at **1408 Willow Road** Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare of 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.

**25. 3941 Eastland Avenue (Parcel #0079426) Terina Potts, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Rich Stovall. (INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this case was initially inspected on August 28, 2015. The hearing was held on September 29, 2015. The Order to Repair was issued on October 15, 2015 and expired on November 16, 2015. The City did not have to secure the property. There are children living in the area and a school is located nearby. There is no history of police complaints. Based on the estimated

cost of repairs compared to the tax value of the structure, the cost of repairs would be 53 percent of the tax value. Therefore, staff is requesting an Order of Demolition.

There was no one present to speak on this property and there has been no activity at the property. The owner has not had any communication with the Inspectors.

Counsel Jones asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was January 29, 2016; this property is not a multifamily property; and there are more than five separate types of minimum violations or one major violation of any of the minimum housing standard codes. Compliance Coordinator Benton agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include chimney not maintained and in good repair; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; roof drains, gutters and downspouts in disrepair; all accessory structures shall be maintained structurally sound and in good repair; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; deck, porch and/or patio flooring rotten or in disrepair—flooring on side porch; ceiling on side porch contains holes, rotten and/or in disrepair; all appliances shall be capable of performing the intended function; power not on at time of inspection; lighting required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, and furnace rooms; missing and inoperable smoke detectors; heat, either gas/electric-not on at time of inspection; water not on at time of inspection; loose floor covering must be repaired or replaced; rotten roof sheathing.

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

Chair Sheridan stated that the property involved in this matter is located at **3941 Eastland Avenue** Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare of the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

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

**26 1305 Westhampton Drive** (Parcel #0043445) Troy Johnson, Owner. **Repaired by Owner.**  
**(RESCINDED)**

**27. 3106 Immanuel Road** (Parcel #0018331) Vincente Sosa, New Owner. **Repaired by Owner.**  
**(RESCINDED)**

Ms. Moore-Dudley moved to rescind 1305 Westhampton Drive and 3106 Immanuel Road, seconded by Mr. Sturdivant. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Sturdivant, Quinn, Moore-Dudley, Ata. Nays: None.)



**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 4:09 p.m.

Respectfully submitted,

Ellen Sheridan  
Chair, City of Greensboro Minimum Housing Standards Commission

ES: sm/jd