

GREENSBORO MINIMUM HOUSING COMMISSION
REGULAR MEETING
1:30 pm August 19, 2017

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, August 10, 2017 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Ellen Sheridan, Chair; Peter Isakoff; Robert Kollar; Quentin Brown; Carolyn Biggerstaff; and Tammi Thurm. Staff present included: Elizabeth Benton, Code Compliance Division Manager; Mark Wayman, Housing Supervisor; Cheryl Lilly; Jarod LaRue, Code Compliance Administrator, and Inspectors Logan Rustan, Carla Harrison, Chris Jones, Brad Tolbert. 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 meeting on 7/13/2017

Mr. Kollar moved approval of the July 13, 2017 meeting minutes as written, seconded by Ms. Thurm. The Commission voted unanimously in favor of the motion.

2. Request of Staff for any changes to the Agenda.

Code Compliance Administrator Jarod LaRue requested that Item 12, 4319 Bramlet Place, change the owner to Liggins Properties, Inc.; Item 7, 1708 Larkin Street has been repaired by the owner; Item 18, 526 Julian Street is being pulled from the agenda for technical issues; Item 19, 1704 Lynn Road, change the owners to Leopoldo Sosa Manzano and Angelia Peralta Cortez.

3. Swearing in of the City Staff to testify.

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

4. Swearing in of owner(s), citizens and all others to testify.

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

Continued:

5. 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 previous meetings, the last being 6/28/17 **(CONTINUED TO OCTOBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on July 21, 2014. A Hearing was held on August 12, 2014 and an Order to Repair or Demolish was issued on the same date. That Order expired September 11, 2014. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 47% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Jessica Glass Van Hecke, 5435 Yanceyville Road, Brown Summit, stated that the plumbing, electrical, roofing inspection has been done. They met with Mr. Stewart and he gave them a list of items that still need to be done. The framing inspection has passed and insulation installed, which also passed inspection. The sheet rock people are going to start this weekend. So they have made some progress. She thinks it will take another 60 days to complete the work. Mr. Brown moved to continue this matter to the October 12, 2017 meeting, seconded by Ms. Biggerstaff. The Commission voted unanimously in favor of the motion to continue. (Ayes: Sheridan, Kollar, Brown, Biggerstaff and Thurm. Nays: None.)

6. 4433 Anderson Street (Parcel #0056432) Ronald Miller, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roy McDougal. Continued from previous meetings, the last being 7/13/17 **(CONTINUED TO OCTOBER 12, 2017 MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on November 14, 2013. A Hearing was held on April 29, 2014 and an Order to Repair or Demolish was issued on the same date. That Order expired May 29, 2014. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 200% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Russ Behn, 940 Hill Street, stated that he worked for the City of Greensboro as a Housing Rehab Coordinator. He reported that they did an asbestos test on this property and is positive for asbestos prior to demolition. They have 2 demolition asbestos bids in hand, and waiting for the third bid so they can move forward with removing the asbestos legally before the house is demolished. In response to questions he stated that they would start new construction as soon as they can. He feels that it would take at least a month to complete the demolition.

Mr. Isakoff moved to continue this matter for 60 days, to the October meeting, seconded by Mr. Brown. The Commission voted unanimously, 6-0, in favor of the motion to continue. (Ayes: Sheridan, Kollar, Isakoff, Brown, Biggerstaff and Thurm. Nays: None.)

7. 1708 Larkin Street (Parcel #0007832) Ruben Diaz & Martha Villasenor, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. Continued from previous meetings, the last being 7/13/17. **(DELETED – OWNER REPAIRED)**
8. 2428 Pear Street (Parcel # 0023595) Jennifer Pinnix Graves, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Donald Foster. Continued from 7/13/17. **(DELETED - REPAIRED)**
9. 1202 Ardmore Drive (Parcel # 0023181) Heirs of John W. Majette, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. Continued from 6/8//17. **(ORDER TO DEMOLISH)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on July 8, 2016. A Hearing was held on December 20, 2016 and an Order to Repair or Demolish was issued on the same date. That Order expired January 19, 2017. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 52% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Ms. Thurm asked if this has always been a request for an Order to Demolish or was it previously an Order to Repair? Inspector LaRue stated that there was no change in the cost of repair. Previously they had gotten incorrect current building tax value so in changing that, it changes from an Order to Repair to an Order to Demolish. Chair Sheridan asked if there had been any contact with the owners? Inspector Tolbert stated that there is nothing in the case notes indicating that there has been any contact with the owner. The last video was done on July 25, 2017 and the notes state, "No changes in the violations."

Ms. Thurm moved to uphold the Inspector and enter an Order to Demolish, seconded by Mr. Isakoff. The Commission voted 5-1 in favor of the motion to continue. (Ayes: Sheridan, Kollar, Isakoff, Biggerstaff and Thurm. Nays: Brown.)

Additional comments by the Commission members: Mr. Brown stated that in viewing the video, it appears that someone has been working on it. He asked if all attempts have been made to reach the owners? Inspector Tolbert stated that, to his knowledge, staff has tried to contact the owner. Mr. Brown stated he feels the house is in pretty good shape outside except for roof repair on the back side. He hesitates to enter an Order to Demolish without hearing from the owner or the Inspector first.

Counsel Jones stated that even if an Order to Demolish is entered, that Order can be rescinded at a later date if the property is repaired before the City actually takes action.

Counsel Jones asked if the video being shown was a fair and accurate depiction of the property in its current state? Were all parties in interest properly served with all Notices, Complaints and Orders issues in this matter? When was the last time the property was inspected? July 25, 2017. Was this a duplex or multi-unit property? No. Are there more than five separate minor types of violations or one major violation within the Minimum Housing Code? Yes. She asked Inspector LaRue to read the violations into the record.

Code Compliance Administrator Jarod LaRue stated that the roof structural members are rotten or deteriorated; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective coverings; foundation walls shall be maintained and free from cracks or other structural defects; foundation walls shall be ventilated and ventilation is not maintained or missing; roof drains, gutters and downspouts when provided shall be maintained in good repair and free from obstruction; buildings are required to have approved address numbers in a position plainly visible from the street and shall be in a contrasting color and be a minimum of 4 inches in height; all exterior property shall be maintained and free from weeds, plant growth in excess of 12 inches; ceiling contains holes, rotten and/or in disrepair; all exterior doors and door frames shall be kept in good condition, good repair and weather tight; windows are required to have an approved sash locking device; screens are required on windows; all windows shall be easily operable and capable of being held in position by window hardware; need to replace missing or damaged glass.

Findings of Fact:

Chair Sheridan stated that the property involved in this matter is located at 1202 Ardmore Drive. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices, or Orders issues 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 5 separate types of violations in any of the Minimum Housing Code standards and the cost to repair of said violations is greater than 50% of the value of the structure. The continuation of the 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 upon the foregoing findings of fact it is hereby concluded that; 1) this matter is properly before this Commission, 2) the described structure is dangerous and unfit to human habitation, 3) the Order of the Inspector is proper in all respects. Therefore, it is Order, Resolved and Decreed by a vote of this Commission that the Inspector's Order to Demolish is upheld. This is the 10th day of August, 2017.

10. 4803 Ferncrest Drive (Parcel #0041450) Helen G. Knight, Owner. In the Matter of Order to Repair, Alter, Improve or Demolish Structure. Inspector Roddy Covington. Continued from previous meetings, the last being 6/8/17. **(CONTINUED TO OCTOBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on March 3, 2016. A Hearing was held on March 23, 2016 and an Order to Repair or Demolish was issued on the same date. That Order expired April 22, 2016. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 81% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Robert Rogers, 2206 Cabin Court, speaking for the owner, Ms. Knight, stated that he is the general contractor for the repair of the building. The building permit was issued at the end of May and they have gotten the mechanical, plumbing and electrical done and also gotten the framing and insulation inspection done and the sheet rock is being installed today. It is anticipated that the project will be completed in late October. The rough-in has been done for the plumbing and passed inspection.

Ms. Thurm moved to continue this matter to the October 12, 2017 meeting, seconded by Ms. Biggerstaff. The Commission voted unanimously in favor of the motion to continue. (Ayes: Sheridan, Kollar, Brown, Biggerstaff and Thurm. Nays: None.)

11. 318 Dolley Madison Road (Parcel # 0042231) Chestnut Associates, Inc. Owner – 320 Dolley Madison Road (Parcel # 0042228) Danella D. Davis, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from previous meetings, the last being 6/8/17 **(CONTINUED TO SEPTEMBER 14, 2017 MEETING)**

Code Compliance Administrator Jarod LaRue stated that both properties were initially inspected on February 19, 2016. A Hearing was held on February 14, 2016 and an Order to Repair or Demolish was issued on the same date. That Order expired March 14, 2017. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 31% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Barbara Washington also spoke and stated that they have buyers who want to repair and use this as a home. They must close within the next two weeks. The potential buyers are very much aware of everything that is going on at the property. They accept the property "as is" with the expectation that they will repair it and live in it.

Mr. Kollar moved to continue this matter to the September meeting, seconded by Ms. Sheridan. The Commission voted unanimously in favor of the motion to continue. (Ayes: Sheridan, Kollar, Brown, Biggerstaff, Isakoff and Thurm. Nays: None.)

12. 4319 Bramlet Place (Parcel #003961) Liggins Properties, Inc., Owners. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Rich Stovall. Continued from previous meetings, the last being 6/18/18. **(CONTINUED TO SEPTEMBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on January 16, 2014. A Hearing was held on May 20, 2016 and an Order to Repair or Demolish was issued on the same date. That Order expired June 20, 2016. The property has not needed to be secured, there are children in the area and there is a school nearby and a history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 38% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter and no one came forward.

Inspector Tolbert stated that the Inspector was at the property on July 25, 2017 and stated that the roof has been completed and the gutters have been installed, soffit has been repaired and vents replaced. So work has been going on at the property.

The Commission strongly suggested that the owner appear at the September meeting. Inspector Chris Jones stated that he would try to contact the owners.

Mr. Isakoff moved to continue this matter to the September, 2017 meeting, seconded by Ms. Thurm. The Commission voted unanimously, 6-0, in favor of the motion to continue. (Ayes: Sheridan, Kollar, Brown, Biggerstaff, Isakoff and Thurm. Nays: None.)

13. 3313 Immanuel Road (Parcel # 0018158) Marie S. & Herman R. Parks, Jr, Owners. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from previous meetings, the last being 6/18/18. **(CONTINUED TO OCTOBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on September 1, 2016. A Hearing was held on October 17, 2016 and an Order to Repair or Demolish was issued on November 21, 2016. That Order expired December 21, 2016. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 29% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Herman Parks, 608 Merritt Drive, stated that they have done quite a bit of work on the property and the roof because there was damage to the inside which has been fixed. They have secured the railings and they repaired the shed in the back yard also. He feels that they can complete the work within a month-and-a-half. They have an interested buyer and are in the process of selling it now and working with the bank at this time.

Ms. Thurm moved to continue this matter to the October 12, 2017 meeting, seconded by Ms. Sheridan. The Commission voted unanimously in favor of the motion to continue. (Ayes: Sheridan, Kollar, Brown, Biggerstaff, Isakoff and Thurm. Nays: None.)

14. 2317 Kersey Street (Parcel #0029346) Ruby & Ernestia Brockington, Owners. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from previous meetings, the last being 4/13/18. **(CONTINUED TO NOVEMBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on July 25, 2016. A Hearing was held on August 16, 2016 and an Order to Repair or Demolish was issued on September 21, 2016. That Order expired October 21, 2016. The property has not needed to be secured, there are children in the area and there is a school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 19% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Ruby Brockington, 1413 Cliffwood Drive, stated that they had people to work on the property but they backed out and now she doesn't know about getting people to do the job. She got sick and wasn't able to continue and has glaucoma which has gotten worse. She is trying to get someone to help her with working on this project. Her health is more important than that piece of property.

Mr. Brown moved to continue this matter to the November, 2017 meeting, seconded by Ms. Thurm. The Commission voted unanimously in favor of the motion to continue. (Ayes: Sheridan, Kollar, Brown, Biggerstaff, Isakoff and Thurm. Nays: None.)

NEW CASES:

15. 1413 Pisgah Church Road (Parcel #0054616) Mildred J. Brown, Owner. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. **(CONTINUED TO SEPTEMBER MEETING)**

Both properties were heard together

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on June 23, 2016. A Hearing was held on July 11, 2016 and an Order to Repair or Demolish was issued on July 14, 2016. That Order expired February 6, 2017. The property has not needed to be secured, there are children in the area and there is no school nearby and no

history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 19% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

16. 1413 ½ Pisgah Church Road (Parcel #0054616) Mildred J. Brown, Owner. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. **(CONTINUED TO SEPTEMBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on June 24, 2016. A Hearing was held on July 19, 2016 and an Order to Repair or Demolish was issued on the same date. That Order expired February 6, 2017. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 23% of the total tax value.

Counsel Jones asked if the video being shown was a fair and accurate depiction of the property known as 1413 Pisgah Church Road? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in each of these matters? Yes. When was the last time these properties were inspected? August 2, 2017. Is this a duplex or multi-unit property? Yes, there are two houses on the same lot. Each structure is one dwelling unit. Are there more than 5 separate minor violations or 1 major violation of the Minimum Housing Code? Yes, there are. Inspector LaRue was asked to read the violations into the record.

Code Compliance Administrator Jarod LaRue stated that in regard to 1413 Pisgah Church Road, there are missing smoke detectors; unclean and unsanitary floors and ceilings and/or walls; all interior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective coverings; exterior walls shall be free of holes, breaks and loose or rotting materials; exterior walls are not weather proof; the chimney shall be maintained structurally and in good repair; the roof drains, gutters and downspouts if provided shall be maintained in good repair and free from obstruction; roof coverings and flashing shall be sound and have no defects that would allow rain to penetrate; all windows shall be easily operable and capable of being held in position by window hardware; all windows and frames shall be kept in sound condition, good repair and weather tight; all accessory structures including detached fences and walls, shall be maintained structurally, sound and in good repair; all exterior door and door frames shall be kept in sound condition, good repair and weather tight. Regarding 1413 ½ Pisgah Church Road, equipment provided by the owner must be in working condition; all cracked or loose cable or other defective surfaces shall be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and weather tight; screens are 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 weather tight; the bathroom requires ventilation system when a window is not provided; screens are required on the doors; the floor coverings must be repaired or replaced; electrical needs to be properly installed and maintained; the rotten flooring must be repaired; all interior surfaces shall be maintained in good conditions and protected from decay by means of paint or other protective covering. Exterior walls shall be free of holes, breaks, loose or rotting materials; exterior walls are not weather proof; chimney shall be maintained structurally and in good repair; roof drains, gutters, and down spouts if provided shall be maintained in good repair and free from obstruction; roof coverings and flashing shall be sound and have no defects that would permit rain to penetrate; building shall be maintained in a safe, sanitary and functional condition; the underground outlets, whether heated with gas or electric was not on at the time of inspection; there are unclean, unsanitary floors, ceilings and/or walls; missing and inoperable smoke detectors; and a carbon monoxide detector is required.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Mildred T. Brown stated that she brought a package with her so she can apply for rehab on this property. Elizabeth Benton stated that Ms. Brown just picked up her package today and will have to go through the approval process to determine if she qualifies for the programs. This process could take several months to complete.

Mr. Brown stated that his package did not include Inspector's notes and they are very important for the Commissioners to see and review. He asked that in the future, those notes be included. Inspector Tolbert stated that he has a copy of the notes and relayed that Mr. Covington had visited the property and although work has been done on the property, it is very slow.

Mr. Brown moved to continue these matters to the September, 2017 meeting, seconded by Ms. Thurm. The Commission voted unanimously in favor of the motion to continue both cases. (Ayes: Sheridan, Kollar, Brown, Biggerstaff, Isakoff and Thurm. Nays: None.)

17. 2110 Rosetta Road (Parcel # 0022426) Geneva Tisdale C/O Clarence Mattocks, Owner. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington. **(ORDER TO DEMOLISH)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on December 16, 2016. A Hearing was held on January 27, 2017 and an Order to Repair or Demolish was issued on the same date. That Order expired February 27, 2017. The property has had to be secured, there are children in the area and there is a school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 120% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Counsel Jones asked if the video being shown for 2110 Rosetta Road was a fair and accurate depiction of the property? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in each of these matters? Yes. When was the last time these properties were inspected? July 27, 2017. Is this a duplex or multi-unit property? No. Are there more than 5 separate minor violations or 1 major violation of the Minimum Housing Code? Yes, there are. Inspector LaRue was asked to read the violations into the record.

Code Compliance Administrator Jarod LaRue stated that the electrical equipment needs to be properly installed and maintained, power was no on at the time of inspection. Unsafe electrical wiring, inoperable smoke detectors; duct system must be capable of performing required function; Heat, whether gas or electric was no on at the time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; There are 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; loose floor covering must be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks, and loose of rotting materials.

In response to a question by Mr. Isakoff, Inspector Tolbert stated that Inspector Covington obtained an administrative warrant to enter the property and make the video. He noted that there were no changes in the violations and he has not heard from any owner or anyone concerning the repair or the fire damage to the property.

Mr. Kollar moved to uphold the Inspector and an Order to Demolish be entered, seconded by Ms. Thurm. The Commission voted unanimously in favor of the motion. (Ayes: Sheridan, Kollar, Brown, Biggerstaff, Isakoff and Thurm. Nays: None.)

Findings of Fact:

Chair Sheridan stated that the property involved in this matter is located at 2110 Rosetta Road. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices, or Orders issues 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 5 separate types of violations in any of the Minimum Housing Code standards and the cost to repair of said violations is greater than 50% of the value of the

structure. The continuation of the 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 upon the foregoing findings of fact it is hereby concluded that; 1) this matter is properly before this Commission, 2) the described structure is dangerous and unfit to human habitation, 3) the Order of the Inspector is proper in all respects. Therefore, it is Order, Resolved and Decreed by a vote of this Commission that the Inspector's Order to Demolish is upheld. This is the 10th day of August, 2017.

18. 1526 Julian Street (Parcel #0002965) Emmanuel Agapion, Owner. In the matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Carla Harrison. **(PULLED FROM AGENDA)**
19. 1704 Lynn Road (Parcel #0083003) Leopoldo Sosa Manzano and Angelia Peralta Cortez, Owners. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Rich Stovall. **(CONTINUED TO OCTOBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on June 1, 2016. A Hearing was held on December 20, 2016 and an Order to Repair or Demolish was issued on the same date. That Order expired January 19, 2017. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 41% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Counsel Jones asked if the video being shown for 1704 Lynn Road was a fair and accurate depiction of the property? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in each of these matters? Yes. When was the last time these properties were inspected? July 25, 2017. Is this a duplex or multi-unit property? No. Are there more than 5 separate minor violations or 1 major violation of the Minimum Housing Code? Yes, there are. Inspector LaRue was asked to read the violations into the record.

Code Compliance Administrator Jarod LaRue stated that all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; door providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort; screens required on windows; 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; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200 lbs applied in any direction and shall be maintained in good condition; handrails loos, damaged or improperly maintained; buildings are required to have approved address numbers in a position plainly visible from the street. Numbers shall be of contrasting color and a minimum of 4 inches in height; steps rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; cracked or missing electrical outlet cover; cracked or missing switchplate cover; electrical wiring at light fixture need to be properly installed and maintained; exposed wiring at light fixture; power not on at time of inspection. Need to be on and inspected before case can be completed; missing smoke detectors; unclean and unsanitary floors, ceilings, and/or walls; 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; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior without the use of keys or special effort.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Leopoldo Sosa Manzano, 5733 Summit Avenue, stated that he purchased the property on the 18th and started working on the walls and sheet rock. He still has a lot of work to be done but he would like some extra time to work on it.

Mr. Brown moved to continue this matter to the October, 2017 meeting, seconded by Mr. Isakoff. The Commission voted unanimously in favor of the motion to continue both cases. (Ayes: Sheridan, Kollar, Brown, Biggerstaff, Isakoff and Thurm. Nays: None.)

20. 2103 Autumn Drive (Parcel #0032178) Diane P. Locust AKA Diane Brown, Owner. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. **(CONTINUED TO OCTOBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on April 27, 2016. A Hearing was held on March 28, 2017 and an Order to Repair or Demolish was issued on the same date. That Order expired April 27, 2017. The property has had to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 92% of the total tax value.

Counsel Jones asked if the video being shown for 2103 Autumn Drive was a fair and accurate depiction of the property? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in each of these matters? Yes. When was the last time these properties were inspected? August 7, 2017. Is this a duplex or multi-unit property? No. Are there more than 5 separate minor violations or 1 major violation of the Minimum Housing Code? Yes, there are. Inspector LaRue was asked to read the violations into the record.

Code Compliance Administrator Jarod LaRue stated that damaged or missing glass must be replaced; all windows and window frames shall be kept in sound condition, good repair and be weathertight; bathroom requires ventilation system when window is not provided; duct system must be capable of performing required function; heat whether gas or electric not on at time of inspection. Needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heating facilities shall be properly installed and maintained; kitchen shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; roof, drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; roof covering and flashing shall be sound and have no defects that would admit rain to penetrate; there are cracked or missing switchplate covers; electrical panel loose or damaged; power not on at time of inspection; unsafe electrical wiring; doors difficult to operate; lighting is required in the hallways, stairways, kitchen, bathroom, laundry rooms; missing smoke detector, a carbon monoxide detector is required; unclean and unsanitary floors, ceilings and walls; all peeling chipping, flaking or abraded paint shall be repaired, removed or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced; roof is not properly anchored; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; doors providing access to a dwelling unit or leased rooming unit shall be equipped with a deadbolt lock designed to be readily operable from the interior without the use of keys or special effort; windows are required to have an approved sash locking device; all windows shall be easily operable and capable of being held in position by window hardware.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Diane Brown, 6106 Long Branch Court, Pleasant Garden, stated that there is a potential buyer for the property and they are doing the repairs. The roof has been completely re-done this past weekend. They are also doing the inside with sheet rock and all that kind of work. They are asking for more time to be able to finish the work. There is a purchase contract in place but there is no closing date yet.

In response to a question by Mr. Kollar, Inspector Tolbert stated that as of the notes made by Inspector Stovall, as of July 25, there has been no change in the violations.

Ms. Thurm moved to continue this matter to the October, 2017 meeting, seconded by Mr. Brown. The Commission voted 5-1 in favor of the motion to continue both cases. (Ayes: Sheridan, Brown, Biggerstaff, Isakoff and Thurm. Nays: Kollar.)

21. 1812 Sherwood Street (Parcel #0014765) Thomas E. McFadden, Owner. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. **(CONTINUED TO OCTOBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on January 27, 2016. A Hearing was held on February 16, 2016 and an Order to Repair or Demolish was issued on June 20, 2016. That Order expired July 20, 2016. The property has not needed to be secured, there are children in the area and there is no school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 51% of the total tax value.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Counsel Jones asked if the video being shown for 1812 Sherwood Street was a fair and accurate depiction of the property? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in this matter? Yes. When was the last time these properties were inspected? August 8, 2017. Is this a duplex or multi-unit property? No. Are there more than 5 separate minor violations or 1 major violation of the Minimum Housing Code? Yes, there are. Inspector LaRue was asked to read the violations into the record.

Code Compliance Administrator Jarod LaRue stated all appliances shall be capable of performing the intended function; dwelling needs to be rewired for 60 amp service; there are cracked or missing electrical outlets, switchplate covers; electrical panel is loose or damaged: exposed wiring at light fixture; power was not on at time of inspection; unsafe electrical wiring; lighting is required in all hallways, stairways, kitchen, bathrooms, laundry rooms and boiler rooms and furnace rooms; there are missing or inoperable smoke detectors; maintain the required fire-resistance rating of fire-rated walls, fire stops, shaft enclosures, partitions and floors; the duct system must be capable of performing required function; heat, whether gas or electric, was no on at time of inspection; heating system not maintaining 68 degree in habitable rooms, bathrooms; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink, and the owner maintain all plumbing facilities and fixtures; plumbing facilities stack vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects; water was not on at time of inspection; water heating facility shall be properly installed and maintained; kitchens are required to have a minimum of 3 feet clear passageway between counter fronts and appliances and walls; kitchen shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; unclean and unsanitary floors, ceilings and walls; structural members unable to support imposed load; 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; rotten flooring must be repaired; loose floor covering must be repaired or replaced; roof not properly anchored; structural roof member not able to support nominal load and are rotten or deteriorated; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; windows are required to have an approved sash locking device; screens are required on windows; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in good condition, good repair and weathertight; exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls not weatherproof; foundation wall ventilation not maintained or missing; all exterior property and premises shall be maintained in a clean and sanitary condition.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

In response to questions by the Commission, Inspector Tolbert relayed that there has been no contact with the owner.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Isakoff.

Mr. Brown stated there is a clause for veteran-owned property. He stated that the owner of this property is 98 years old and goes to his church. He has now had to be moved to Alabama and is a WWII veteran. He feels it is the Commission's duty to have this investigated further before entering an Order. Mr. Brown stated that he would follow up with the owner's family on this.

Mr. Kollar withdrew his original motion and the second by Mr. Isakoff was also withdraw. After some discussion, Mr. Brown moved to continue to the October meeting, seconded by Mr. Kollar. The Commission voted unanimously in favor of the motion to continue both cases. (Ayes: Sheridan, Brown, Biggerstaff, Isakoff, Kollar and Thurm. Nays: None.)

22. 2209 Apache Street, Units A, H, K, M (Parcel #0020248) Avalon Trace Holdings, Owner. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Rich Stovall. **(ORDER TO REPAIR UPHELD)**

Code Compliance Administrator Jarod LaRue stated that this property, Unit A, was initially inspected on April 11, 2017. A Hearing was held on May 9, 2017 and an Order to Repair or Demolish was issued on the same date. That Order expired June 8, 2017. The property has had to be secured, there are children in the area and there is a school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 2% of the total tax value.

Regarding 2209-H Apache Street, this property was initially inspected on March 23, 2017. A Hearing was held on May 9, 2017 and an Order to Repair or Demolish was issued on the same date. That Order expired June 8, 2017. The property has had to be secured, there are children in the area and there is a school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 9% of the total tax value.

Regarding 2209-K Apache Street, this property was initially inspected on April 11, 2017. A Hearing was held on May 9, 2017 and an Order to Repair or Demolish was issued on the same date. That Order expired June 8, 2017. The property has had to be secured, there are children in the area and there is a school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 13% of the total tax value.

Regarding 2209-M Apache Street, this property was initially inspected on March 23, 2017. A Hearing was held on April 18, 2017 and an Order to Repair or Demolish was issued on the same date. That Order expired May 18, 2017. The property has had to be secured, there are children in the area and there is a school nearby and no history of Police complaints. This is a request for an Order to Repair as estimated cost to repair is approximately 6% of the total tax value.

Counsel Jones asked if the video being shown for 2209 Apache Street, Apts A, H, K and M was a fair and accurate depiction of the property? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in this matter? Yes. When was the last time these properties were inspected? July 26, 2017. Is this a duplex or multi-unit property? Yes. Are there more than 5 separate minor violations or 1 major violation of the Minimum Housing Code? Yes, there are. Inspector LaRue was asked to read the violations into the record.

Code Compliance Administrator Jarod LaRue that in **regard to Unit A** – power not on at time of inspection; missing smoke detectors; electrical equipment not properly installed and maintained; heat, whether 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 inspection; water heating facilities shall be properly installed and maintained; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; cracked or missing electrical outlet covers; cracked or missing switchplate covers; unclean and unsanitary floors, ceiling and walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in good condition, good repair and be weathertight; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction.

In regard to Unit H – plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heating facilities shall be properly installed and maintained; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; unclean and unsanitary floors, ceilings and walls; power not on a time of inspection; doors are difficult to operate; cracked or missing electrical outlet covers; cracked or missing switchplate covers; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; windows are required to have approved sash locking device; replace missing or damaged glass; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; 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 good condition, good repair and be weathertight; all peeling, chipping, flaking or abraded paint shall be

repaired, removed or covered; drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction.

Regarding Unit K – cracked or missing electrical outlet covers and switchplate covers; electrical equipment needs to be properly installed and maintained; unsafe electrical wiring; doors difficult to operate; missing smoke detectors; duct system must be capable of performing required function; heat, whether gas or electric not on at time of inspection; water not on at time of inspection; water heating facilities shall be properly installed and maintained; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; power not on at time of inspection; kitchen shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; unclean and unsanitary floors, ceilings and walls; doors are difficult to operate; cracked or missing electrical outlet covers; cracked or missing switchplate covers; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; windows are required to have approved sash locking device; replace missing or damaged glass; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; 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 good condition, good repair and be weathertight; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; screens required on windows; steps rotten or in disrepair .

In regard to Unit M – Kitchen shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; exposed wiring at light fixtures; a/c sleeve needs to be sealed off; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; cracked or missing electrical outlet cover and cracked or missing switchplate covers; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; doors difficult to operate; missing smoke detector; plumbing facilities must be maintained in a safe, sanitary and functional condition; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Jessica Lee, 5502 Carriage Way, Brown Summit, NC, stated that she is the property manager at Avalon Trace. These units are vacant units, Apt A and H were crashed units where someone ran their car into them. Those apartments were initially repaired, however, there is a problem with people squatting in the units and vandalism on the property. As soon as they repair something, someone goes in and causes more damages. There are some violations for some occupied units and they are currently repairing those and have an estimated date to finish those next Friday. Then they will start on all the remaining vacant units. The property has gone under contract 2 times since the first Order to Repair. Those closings never happened so in the meantime, the owners did not do any repairs to the property since it was supposed to be sold. The property is still on the market to be sold. There is no on-sight manager that lives there and she is the only employee. The vacant units have been boarded and secured by the City. They could not get another vendor to repair the glass. The vendors are getting frustrated having to come out so many times over and over again to do the repairs. They are having a very difficult time finding someone to repair the windows.

In response to a question by Chair Sheridan, Inspector Tolbert stated that Inspector Stovall has noted that, currently, the units are boarded up and secured.

Brett Byerly, 122 N. Elm Street, Greensboro Housing Coalition, stated that he wished to present a letter by Dr. Beth Mullberry, Mustard Seed Community Health Clinic, which is a clinic off S. English Street and there are a lot of community members in the room today. A lot of folks are very interested in what is going on with Cottage Grove area. It has been a problem for a very long time. In November of last year, he had the opportunity to discuss with the primary owner of the property, Mr. Withers from Georgia and they made suggestions about some things that need to happen in this area. The residents of these units are very vulnerable and they don't want these residents kicked out or retaliated against. Nothing was ever followed up on from the owners. They continue to see residents there having problems and dealing with sub-standard housing, cockroach infestation. The units are boarded up because they were presenting a very unsafe place for the children in the area, as well as vagrants that keep going into the units. He asked that the Commission uphold the Inspector so they can get an Order to Repair on these units.

Mary Pence, 1208 Swan Street, stated that she does not live in this complex but her grandchildren do and she visits there frequently during the week trying to keep check on them. She pointed out that Apartment "S" needs to be checked on because it needs attention, as well. They live on \$690 per month and they need a lot of help. She reported that bugs and cockroaches crawl out of the wall. Every week or so the toilet and the bathtub is stopped up and when the manager is called, they are very slow in making any repairs. They have to go to a neighbor's house to use the bathroom. There was also a lot of tall grass in the back yard and she is concerned about snakes because they have seen some in that yard. They are afraid of being displaced and they cannot afford to have to move somewhere else. They have been promised that the apartments are going to be remodeled and updated and that hasn't happened yet. A replacement a/c unit was brought in and the rug was not cleaned and the water removed and now it smells really bad.

Kathy Coville, 608 S. 5th Street, Mebane, NC, stated that she is the Healthy Communities Director for Cone Health. She is lucky enough to be able to work with the residents of Cottage Grove and they have been working in that area, specifically looking at community-wide health issues for several years now. This area is where about 70% of residents pay more than 30% of their income for housing so that measure of affordability is about 50% for the County, as a whole. The rents are not so high, but incomes are very low. Many of the residents are concerned about speaking out about the conditions because they are worried about being put out. Housing is a determinant of health outcomes and when people live in unsafe and unsanitary environments and landlords need to be held accountable. Mold is a very dangerous and unhealthy matter and causes a lot of breathing and asthma problems for some of these residents. Specific to this complex at Avalon Trace, there were 30 visits from 17 addresses in this complex that were treated for breathing problems and respiratory illness. She hopes the Commission will take all this information into account when making their decision on upholding the Inspector.

Josie Williams, Project Coordinator for the Greensboro Housing Coalition, stated that she has been in this position for over a year and Avalon Trace is in much worse condition than when she started in her position a year ago. They hear the frustrations and concerns of the residents and they try to communicate with management to get the deficiencies of these apartments addressed, to no avail. The Coalition has tried to intervene on their behalf to get action and she reported that management tries to intimidate them. That happens across the board and it is no secret that residents feel that they are not treated properly. There is a large refugee/immigrant population and sometimes there is a problem with the language barrier. The problems with the apartment complex is affecting the values of surrounding private homes within the area. GHC has been advocating for these residents for several years and there has been no action. She pointed out that, right now, there are units that have sewage on the floor, coming out of the bathroom, into the living room and it has been like that for weeks. She also pointed out that when the car crashed into the building, it was damaged for more than a year, with no fix. She asked that something be done as soon as possible.

Walter Richmond, 604 Ross Avenue, stated that he is a concerned citizen and applauds the work of the Coalition folks and everyone that has been working in that community to get things done. He has personally worked with various tenants in this area over the past 10 years. He reiterated that the residents are afraid to say anything about the conditions they are living in and sometimes their rent is raised \$50 a month. When someone is on a fixed income it is difficult to stretch the money to go further. He has used his own personal money to help with weatherization for some of these units. He has contacted the Lead-based people to get weatherization materials. He highly recommends that the request for an Order be upheld and approved. These are not the conditions that the City or any agency that brings in immigrants should have to have these people live in. They are already coming from a depressed area and these units are not acceptable for living conditions.

Jessica Lee returned to the podium and stated that Ed Bianco is actually the primary owner and he is out of Florida and Bedrock Management Solutions is in Woodstock, Georgia. In response to a question posed by Mr. Kollar, Ms. Lee stated that as the property manager, since December 2016, her main job is to collect rents and hire appropriate staff and vendors to take care of the property and take care of the residents. She has not had any direct communication with the Housing Coalition as those were going straight to Management and/or owner. They did come out to the property with the local News team and they were asked to leave the property. She has very little authority to make any of these corrections and all she can do is take their requests and turn it over to the maintenance man. They have not had a maintenance man on the property since March. In regard to Unit "S", that has had plumbing repairs done by Pete Wall Plumbing, repairs by Magic Rooter, repairs by MMA Carpet Cleaning and she has multiple bills for that particular unit.

Any repairs have to be approved by the management company and she does not have the authority to approve anything on her own. She also stated that the rents have not been increased, as stated by one of the previous speakers. They have remained the same. She feels that she is doing everything she can to stay on top of these units as best she can, given the limited tools and resources she has.

Ms. Thurm moved to uphold the Inspector and an Order to Repair be entered, seconded by Mr. Kollar. The Commission voted 6-0 in favor of the motion to continue both cases. (Ayes: Sheridan, Brown, Kollar, Isakoff and Thurm. Nays: None.)

Chair Sheridan asked that the property owners come before the Commission to answer some of the many questions posed by the Commission members. She asked if there were other units coming before the Commission in the coming months. Jarod LaRue stated that there are at least 5 units that need to be addressed in the near future.

Findings of Fact:

Chair Sheridan stated that the properties involved in this matter are located at 2209 Apache Street, Units, A, H, K & M. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices, or Orders issues 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 5 separate types of violations in any of the Minimum Housing Code standards and the cost to repair of said violations is greater than 50% of the value of the structure. The continuation of the 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 upon the foregoing findings of fact it is hereby concluded that; 1) this matter is properly before this Commission, 2) the described structure is dangerous and unfit to human habitation, 3) the Order of the Inspector is proper in all respects. Therefore, it is Order, Resolved and Decreed by a vote of this Commission that the Inspector's Order to Demolish is upheld. This is the 10th day of August, 2017.

Thereupon, there was a short break between 3:45 and 4:00 p.m.

23. 2130 McConnell Road – Garage Only (Parcel #0023280) Sheletha, Darryl & Andrea Keck, Owners. In the matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Rich Stovall. **(CONTINUED TO SEPTEMBER MEETING)**

Code Compliance Administrator Elizabeth Benton asked that this matter be held until later in the meeting.

24. 4223 Hampshire Drive (Parcel #0022713) Victor & Chiekwe Archibong, Owners. In the matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Rich Stovall. **(CONTINUED TO SEPTEMBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on February 8, , 2017 for the garage only on this property and it is under Chapter 17. On February 8, 2017, the structure at this address was inspected and deemed unsafe and condemned for occupancy by the Building Inspector. The Building Inspector finds that 1) 17-29(b), the building is in a state of such disrepair and dilapidation, the building is dangerous to life, health and surrounding properties and must be repaired or demolished. 2) Subject to 17-29(c)1), the condition of the walls, floors, roof are in such a state of disrepair, the building will continue to constitute a health or safety hazard. 3) 17-29 (c)2), the cost of repair to bring the building into compliance of the Building Housing Code is believed to be 65% of the value of the building as it stands as of the time of the inspection.

Counsel Jones asked if the video being shown for 2230 McConnell Road was a fair and accurate depiction of the property? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in this matter? Yes. When was the last time these properties were inspected? August 7, 2017.

Chair Sheridan asked if there was anyone wishing to speak concerning this matter.

Laurie Carney stated that she works with 336 Realty and they have the house up for sale and it was under contract but that contract dissolved yesterday due to the condition of the property. There are quotes from roofers and siders so they know the economic value to replace or repair this garage. A contractor was previously hired and spent a substantial amount of money and he absconded the funds and is now being pursued, legally. The property is currently secured and the door does close and is locked with a key. The house is in good condition they are just waiting on an appropriate buyer.

In response to a question by Mr. Brown, Ms. Carney stated that she is not in a position to say whether they owner wants the garage demolished but she would like 90 days to be able to speak with them and get quotes on the repair work. The owners are out of the country at the time and will be back in town within the next few weeks.

Mr. Brown moved to continue this matter to the September meeting, seconded by Ms. Biggerstaff. The Commission voted 6-0 in favor of the motion to continue both cases. (Ayes: Sheridan, Brown, Kollar, Isakoff and Thurm. Nays: None.)

23. 2130 McConnell Road – Garage Only (Parcel #0023280) Sheletha, Darryl & Andrea Keck, Owners. In the matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Rich Stovall. **(CONTINUED TO SEPTEMBER MEETING)**

Code Compliance Administrator Jarod LaRue stated that this property was initially inspected on November 30, 2016. On March 27, 2017, the structure was inspected and deemed unsafe and condemned for occupancy by the Building Inspector. This is pursuant to Chapter 17 of the Greensboro Code of Ordinances, Article 2, "Unsafe Buildings". The Building Inspector finds that 1) 17-29(b), the building is in a state of such disrepair and dilapidation, the building is dangerous to life, health and surrounding properties and must be repaired or demolished. 2) Subject to 17-29(c)1, the condition of the walls, floors, roof are in such a state of disrepair, the building will continue to constitute a health or safety hazard. 3) 17-29 (c)2, the cost of repair to bring the building into compliance of the Minimum Housing Code is greater than 65% of the value of the building as it stands as of the time of inspection.

Counsel Jones asked if the video being shown for 2230 McConnell Road was a fair and accurate depiction of the property? Yes. Were all parties in interest were properly served with all Notices, Complaints, and Orders issued in this matter? Yes. When was the last time this property was inspected? July 25, 2017.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Darryl Keck, 2130, Unit A, McConnell Road, stated that he is one of the heirs and that property originally belonged to his grandparents and passed down to his father and then to him and his siblings. He has been trying to take care of things and he is in and out of town a lot. I would like to keep the property but has been paying all the heir taxes on the property. He would like some time to repair the property.

In response to questions by Commission members, Mr. Keck stated that it will be a major repair on the building. The building does have sentimental value because of his father's taxi service that was started about 70 years ago. He thinks it will take about 5 to 6 months to make all the necessary repairs.

Chair Sheridan recommended and moved that this matter be continued to the September with an estimate from a contractor for the needed repairs, seconded by Ms. Biggerstaff. The Commission voted 6-0 in favor of the motion to continue. (Ayes: Sheridan, Brown, Kollar, Isakoff and Thurm. Nays: None.)

Request to Rescind Prior Commission Resolution for Demolition Case(s):

25. 112 Arcaro Drive (Parcel #0091790) Better Pastures LLC, *new owner* **Repaired by Owner**
 26. 1402 Bellevue (Parcel # 0005544) Equity Trust Co / FBO, *new owner* **Repaired by Owner**
 Sandra Nemchin Roth IRA

ADJOURNMENT:

There being no further business before the Commission, the meeting adjourned at 4:12 p.m.

Respectfully submitted,

Ellen Sheridan
Chair, City of Greensboro Minimum Housing Standards Commission

ES: jd