

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
SEPTEMBER 10, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, September 10, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 1:36 p.m. The following members were present: Kathleen Sullivan, Chair; Justin Outling; Ellen Sheridan; Shermin Ata; Tyler Quinn; and Steve Allen. Staff present included Cheryl Lilly, Barbara Harris, Elizabeth Benton, and Inspectors Don Sheffield, Roy McDougal, and Don Foster. Also present was Mike Williams, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

(1) SWEARING IN OF CITY STAFF TO TESTIFY:

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

(2) APPROVAL OF MINUTES FROM AUGUST 13, 2013 MEETING:

Mr. Outling moved approval of the August 13, 2013 meeting minutes, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Allen, Quinn, Ata. Nays: None.)

(3) REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Ms. Benton referred to Item 18, for property located at 928 Glenwood Avenue, and stated that the owner notified staff that he was ill and planned to have a letter faxed to the office confirming his illness. The owner is asking that the case be continued for 30 days.

(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) 3703 Cameron Avenue (TMN 209-1-36) Alfredo Rios Vasquez, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from March 8, 2013 and April 9, 2013 Housing Commission meetings.
(CONTINUED UNTIL NOVEMBER 12, 2013 MEETING)**

Ms. Benton stated that this case was originally inspected on October 24, 2011. The Order to Repair was issued on July 5, 2012. The City did have to secure this property and there are children living in the area where the property is located.

Inspector Sheffield indicated that electrical and building permits have been pulled; however, no inspections have been made.

Alfredo Rios Vasquez, 3703 Phillips Drive, spoke with the aid of an interpreter. He stated that the interior should be completed in two weeks. He will then begin to address the electrical repairs. Since the last meeting he has repaired windows, siding, and flooring. Inspector McDougal updated members and confirmed that new windows had been installed. Mr. Vasquez is doing the work himself on weekends.

Ms. Ata moved to continue the case until the November 12, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Allen, Quinn. Nays: None.)

(6) 8 Lancer Court (TMN 399-2-81) Citi Investment Group, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the April 9, 2013 and August 13, 2013 Housing Commission meetings. **(INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on October 24, 2013. The Order to Repair was issued December 14, 2011. There are children living in the area where the property is located.

There was no one present to speak on this property.

Inspector McDougal noted that minor changes have occurred at the property. The owner indicated that he planned to be present at the meeting.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was September 5, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations included missing interior light fixtures; missing smoke detectors; water/heating relief valve needs to be piped; gutters need to be cleaned; electrical receptacles missing cover plates throughout unit; electrical switches missing cover plates throughout unit; electrical panel box missing cover; exposed wiring at several wall openings; bathroom commodes are not connected and ready to be used; bathroom sinks and bath showers and tubs are not ready to be used; duct work in unit is not finished; heating and cooling systems are not operable; handrails required at interior stairways.

Inspector Sheffield indicated that there are old permits on this property and the inspections for the permits were made a year ago. The property has been sitting 90 percent finished since that time. He confirmed that the current owners have been the owners of title since the process began on October 24, 2011.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 8 Lancer Court in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

(7) 3213 Morley Road (TMN 295-2-3) Betty B. Avers, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the May 14, 2013; June 11, 2013; and August 13, 2013 meetings. **(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)**

Inspector Sheffield stated that there are active building and plumbing permits for this property. The building permit was roughed in June, 2013.

Inspector McDougal reported that the plumbing has been finished and only minor violations remain.

Betty Avers, 3213 Morley Road, indicated that the remaining repair is the installation of the bathroom window that had to be special ordered. The repairs should be completed by the end of the month

Mr. Outling moved to continue the case until the October 8, 2013 meeting, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Allen, Quinn. Nays: None.)

(8) 2117-2119 Redwood Drive (TMN 187-13-7) Theophilus A. Pinson and Barbara Pinson, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from May 14, 2013 and August 13, 2013 meeting. **(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)**

Ms. Sheridan joined the meeting at 2:05 p.m.

Inspector Sheffield stated that there are no active permits for this property. The electrical permit has been finalized.

Inspector McDougal reported that 2119 Redwood is at a standstill and no work is being done at the unit.

Theo Pinson, 2117-2119 Redwood Drive, updated members on progress being made with City funding programs and repairs on the property. His loan has been approved and he has most of the funding necessary to match the loan as required. His goal is to have the additional funding in hand by October, 2013. Once the loan is closed in October, construction can begin at the property. The contractor estimated two to three months to complete repairs.

Mr. Outling moved to continue the case until the October 8, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Ata, Allen, Quinn. Nays: None.)

(9) 1108 Woodnell Street (TMN 212-5-7) Joan Mozelle Evans, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from June 11, 2013 meeting. **(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)**

Inspector Sheffield reported that a permit was issued earlier today for roof repair.

Inspector McDougal stated that video of the property was taken on August 30, 2013 and no repairs had been made at that point.

Joan Edwards, 1800 Prince Albert Drive, stated that a roof is currently being put on the house. They are waiting for the Inspector to approve the shingles. After the roof is finished, she plans to begin work inside the house. Ms. Edwards estimated that all repairs should be completed within 60 days.

Mr. Allen moved to continue the case until the October 8, 2013 meeting, seconded by Ms. Ata. The Commission voted 4-2 in favor of the motion. (Ayes: Sheridan, Ata, Allen, Quinn. Nays: Sullivan, Outling.)

(10) 2209 McConnell Road (TMN 203-2-5) Saint Augustine's University, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Continued from August 13, 2013 meeting. Inspector Covington. **(INSPECTOR UPHELD)**

Inspector Sheffield stated that no permits have been issued for this property.

Inspector Foster reported no changes to this property when he made the video on August 28, 2013.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 28, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations included power not on at time of inspection; water not on at time of inspection; missing smoke detectors; inoperable smoke detectors; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; loose flooring 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 contains holes and/or breaks; roof drains, gutters, and downspouts in disrepair; missing bathtub fixtures; flooring is rotten in kitchen area and must be repaired; ceiling in bedroom area contains holes and loose material.

Brian Floyd, 1315 Oakwood Avenue, Raleigh, North Carolina, was present to represent St. Augustine's University. After seeing the extent of damages and work that needs to be done, the University is unsure about plans to proceed with repairs to the property. He was uncertain as to the University's timeline for making a decision about the property. He stated that the property has been boarded up and dead bolts have been installed.

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

Chair Sullivan stated that the property involved in this matter is located at 2209 McConnell Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

(11) 2001 Lutheran Street (TMN 99-2-14) Ismael Perez, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)

There was no one present to speak on this property.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 28, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include power not on at time of inspection; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; unclean/unsanitary floors, ceilings and/or walls; ceiling contains holes, loose material and/or in disrepair; missing smoke detectors; inoperable smoke detector; doors need to be weathertight; screens required on doors; screens

required on windows; screens on doors should be self-closing and latching; windows shall open and close as manufactured; windows need glazing; windows need to be weathertight; heat-gas/electric not on at time of inspection; all exterior property and premises shall be maintained in a clean and sanitary condition; cracked or missing electrical outlet cover; cracked or missing switch plate cover; exposed wiring at outlet, check throughout structure; exposed wiring at light fixture; rotten flooring must be repaired throughout structure; bathroom must have a door and interior lock; locks not maintained or missing from window; deck, porch and/or patio flooring rotten or in disrepair, side porch; ceiling contains holes, rotten and/or in disrepair, side porch.

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

Chair Sullivan stated that the property involved in this matter is located at 2001 Lutheran Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

(12) 1804 Longfellow Street (TMN 29-3-2) Heirs of Edgar Walls, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Inspector Sheffield stated that there are no permits for this property.

Inspector McDougal noted that no repairs have been made at the property.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was September 5, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated the list of violations include exposed wiring at two electrical switches in kitchen; exposed wiring in living room; power not on at time of inspection; exposed wiring at old breaker box in kitchen; exposed wiring at thermostat in den; exposed wiring at electrical baseboard heating in den area; light fixture required for access of attic steps; exposed wiring at thermostat in first bedroom; electrical receptacle required in hallway, bathroom – must be GFCI; electrical receptacles required in half bathroom off hallway, must be GFCI; doors are difficult to operate, second bedroom door needs catch plate; missing smoke detectors in bedrooms and all levels; need filter for return vent; no heat service; no kitchen sink installed; no water service; bathtub in hallway bathroom is not properly hooked up to water and sewer system; water heater is not properly hooded up and maintained; commode is not hooded up to water and sewer in hallway bathroom; commode not hooked up to water and sewer in ½ bathroom in hallway; all surfaces in unit are unclean and unsanitary; wallboard is missing from kitchen wall; floor covering is missing in living room; hole in living room ceiling-old space heater vent; floors and floor carpeted areas unclean and unsanitary; walls in unit need painting; hole in wall in kitchen-stove exhaust; kitchen floor has no floor coverings; debris accumulated inside unit; hole in kitchen wall; floor on enclosed porch is sinking-need permit to repair violation; hole in kitchen floor; kitchen ceiling damaged from roof leak; cover for return vent is unclean and unsanitary; wallboard missing from hallway bathroom; hallway bathroom missing floor covering; hole in wall in ½ bathroom in hallway; ½ bathroom missing floor covering; missing wallboard on wall on back enclosed

porch; holes in wall on back enclosed porch; rotten roof sheathing from roof leak; need door and door lock for hallway bathroom; need door and door lock for first bedroom; broken window pane in living room; needs working ventilation exhaust fans for ½ bathroom; need new door locks for ½ bathroom; back door window pane is broken out; window pane broken out in first bedroom; window frames on exterior have chipped and peeling paint; exterior wall on back of house has hole; side of exterior wall has chipped and peeling paint; rear fascia boards have rotting wood; rear downspouts are not connected to gutter system and are in disrepair; roof is leaking; exterior wood surfaces, especially side of house fascia boards, have chipped and peeling paint; rear wall exterior has rotting and decaying material; rear deck handrails, guardrails, steps, and floor boards need weather coating; guardrails on rear deck broken and need replacement; rear deck handrails are loose and coming apart; guardrail missing on back porch; need to repair attic steps; fascia boards missing on exterior attached shed on rear of unit.

Sebra Walls, 2689 Highway 150 East, Reidsville, North Carolina, did not have a timeline as to when the repairs would be completed. The house is currently for sale by owner with her attorney. She presented a petition for partition for review by the Commission. The petition is for the sale of the home.

Ms. Walls plans to keep the house on the market for sale by owner until the property finally sells.

Mr. Outling noted that the property has been out of compliance for some time.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Ata, Outling, Quinn, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1804 Longfellow Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

(13) 1019 Willard Street (TMN 195-2-39) Mary Puckett and Fred Puckett, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from August 13, 2013. (CONTINUED UNTIL NOVEMBER 12, 2013 MEETING)

Inspector Sheffield stated that there are electrical and building permits for this property and both roughs have been completed.

Inspector McDougal commented that substantial progress has been made in repairing violations.

Fred Puckett, 2909 Taylorcrest Road, and Pam Hudson, 5209 Lady Lane, projected a timeline of 60 days until all repairs are completed. A bathroom and a window in the kitchen remain to be completed. Inspector McDougal described violations that have been addressed since the last meeting.

Ms. Ata move to continue the case until the November 12, 2013 meeting. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Ata, Allen. Nays: None.)

A recess was taken from 2:55 p.m. until 3:15 p.m.

NEW CASES:

- (14) 1203 Woodnell Street** (TMN 212-3-16) Nellouise D. Watkins, Owner - In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal.
(CONTINUED UNTIL NOVEMBER 12, 2013 MEETING)

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was September 5, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include first bedroom doorknob is broken; bathroom exhaust fan in bathroom clogged; water supply line under kitchen sink leaking; bathroom commode loose and unstable; drain pipe under house leaking; kitchen window painted shut and cannot open; gutters need to be cleaned out and are leaking; need to remove debris under house in crawl space; front door needs painting; no electrical power service; utility room light fixture does not work; front storm door handle is missing; smoke detectors missing; bath tub stopped up; need locking door knob for second bedroom door; third bedroom window needs a lock; second bedroom window will not open; heating system not working.

There is a building permit for this property that was last inspected on September 16, 2011.

Inspector McDougal indicated that the owners have cleaned out the unit and plan to have the power turned on. A letter was received by the owner stating his intention to repair the violations.

Quinton Brown, Shallowford Drive, is the grandson of the owner who is ill. He felt the violations could be brought into compliance by October 31, 2013. He has consulted with a contractor and bids have been placed for heating and air conditioning work. There is currently no one living at the property.

Ms. Ata moved to continue the case until November 12, 2013, seconded by Ms. Allen. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Ata, Allen. Nays: None.)

- (15) 1365 Lees Chapel Road** (TMN 9-617-592-40) Gary Burkhart and Dann Burkhart, Co-Executors – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal.
(INSPECTOR UPHELD)

Ms. Benton stated that this property was initially inspected on December 22, 2009. The Order to Repair was issued on January 8, 2013. The City did request the property be secured and there are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 28, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include exterior front porch light fixture needs to be repaired; ceiling fan in first bedroom falling apart; back storm door missing arm closure; smoke detectors required in all sleeping areas, in hallway outside sleeping area and on all levels; no working heating system; no water service; floor and floor carpeted areas are unclean and unsanitary; floor covering in kitchen and bathroom are loose and coming apart; ceiling in kitchen has fallen down due to water damage from roof leak; ceiling in bathroom and hallway has fallen down due to water damage from roof leak; walls in unit are unclean and need painting; surfaces in unit are unclean and unsanitary; bathroom commode loose and unstable; living

room window pane broke out; ceilings in unit need cleaning and painting; front porch guardrails loose; front steps handrails are loose; attached shed ceiling has peeling and flaking paint; exterior attached shed walls have peeling paint; trees, bushes and vines are overtaking exterior of this unit; holes in foundation walls; ceiling in enclosed back hallway has peeling and chipping paint.

Inspector Sheffield indicated that a permit will be needed to patch the foundation and front porch.

Gary Burkhart, 1677 Kennedy Road, Wilmington, North Carolina, explained that the property is currently tied up in his father's estate. They are trying to sell the house. The Executors cannot agree on what should happen to the house.

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

Chair Sullivan stated that the property involved in this matter is located at 1365 Lees Chapel Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

**(16) 403 Dudley Street (TMN 27-10-11) Lonnie and Lucille Cockerham, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(CONTINUED UNTIL OCTOBER 9, 2013 MEETING)**

Ms. Benton stated that this property was initially inspected on June 13, 2012. The Order to Repair was issued on January 8, 2013. The City did request the property be secured and there are children living in the area where the property is located. A school is located nearby.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 28, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include exposed wiring at light fixture; power not on at time of inspection; missing smoke detectors; gas appliances don't have adequate clearance and space for ventilation; missing bathroom sink and commode; plumbing facilities not maintained in a safe, sanitary condition; water not on at time of inspection; unclean/unsanitary floors and ceilings; walls have cracks, holes or loose plaster; rotten flooring in bathroom area that must be repaired; loose flooring must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; bathroom must have a door and interior lock; bedrooms must have door and interior lock; locks not maintained or missing from windows; screens required on windows; every window shall open and close as manufactured; walls have peeling, chipping or flaking paint that must be repaired, removed, or covered; exterior wood surfaces need to be maintained by painting or other protective coating; foundation walls have holes or cracks; property must be graded to prevent accumulation of standing water; roof has leaks; broken windows; windows need to be weathertight; gas/electric not on at time of inspection; roof has structural members that are rotten or deteriorated.

Inspector Sheffield stated that electrical, plumbing, and building permits will be required but have not been taken out.

Lonnie Cochrane, 427 North Dudley Street, was present to speak on behalf of his parents who are the owners. He does not have a time frame to bring violations into compliance. His parents want to restore the house but they have not formulated a plan. He noted that the house may have historical significance. There has been vandalism at the property and a lot of work will be required. His parents have discussed borrowing money to fund the repair work.

Mr. Allen moved to continue the case until the October 8, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Ata, Allen. Nays: None.)

Mr. Cochrane was encouraged to have a timeline and plan for completion in time for the next meeting.

(17) 513 Julian Street (TMN 30-7-18) Timothy O. Hicks, Owner – In the Matter of order to Repair, Alter or Improve Structure. Inspector Covington. (CONTINUED UNTIL OCTOBER 8, 2013 MEETING)

Ms. Benton stated that this property was initially inspected on April 3, 2012 and violations were added from the old database system. The Order to Repair was issued on June 6, 2012. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 27, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations includes missing smoke detectors; plumbing systems need to be repaired; walls have peeling, chipping or flaking paint that must be repaired, removed, or covered; walls have cracks, holes, or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced; doors need to be weathertight; every window shall open and close as manufactured; windows have broken locks; windows need to be weathertight; exterior walls contain holes and/or loose and rotting material and need painting; exterior guardrail missing on porch or deck; exterior steps rotten or in disrepair; deck, porch, and/or patio flooring rotten or in disrepair; all exterior property and premises shall be maintained in clean/sanitary condition; exposed wiring at light fixture in dining room; stairs are missing handrails; gutters need cleaning; handrails are missing on basement stairs; loose material on ceilings throughout the unit.

Inspector Sheffield stated that the owner would need to secure permits if work was done on exterior walls or ceilings and floors. A repair to standard permit was taken out in 2006 but it was cancelled.

Tim Hicks, 513 Julian Street, has been living at the property for 45 years. He stated that the property is next door to a filling station where there are volatile compounds and poor air quality. He acknowledged that the violations needed to be addressed but he was concerned about the location of his property next to a service station. Members explained matters that were in the purview of the Commission and asked Mr. Hicks to clarify his timeline for the repair of the violations. Counsel Williams provided an explanation of the housing code adopted by the City of Greensboro.

Mr. Hicks stated that he has secured funding and plans to make repairs to the roof.

Mr. Outling noted the length of time necessary to resolve issues mentioned by Mr. Hicks and he pointed out that the property has been out of compliance for a long time along.

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

Ms. Sheridan moved to continue the case until the October 8, 2013, seconded by Ms. Ata. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Quinn, Allen. Nays: Outling.)

Chair Sullivan explained to Mr. Hicks that evidence of progress and/or a complete timeline for the repair of all violations must be provided at the next meeting.

**(18) 928 Glenwood Avenue (TMN 86-10-33) Bulent Bediz, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)**

Ms. Benton shared a letter issued by Greensboro Medical Associates asking that Mr. Bediz be excused from the meeting due to illness. Counsel Williams explained options available to the Commission relative to the case in the owner's absence.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 27, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include walls have cracked or loose plaster, decayed wood, or other defective material; roof leaking into basement area through structure; unsafe electrical wiring in the basement area; ceiling in basement area has large hole; exposed wiring at outlets and light fixtures; power not on at time of inspection; missing and inoperable smoke detectors; water not on at time of inspection; unclean/unsanitary floors, ceilings, and/or walls; exterior doors need to be weathertight; windows do not operate as manufactured, have broken or missing locks, and are not weathertight; utilities not on at time of inspection; heating system not functioning; handrails loose or damaged, improperly maintained; exterior wood surfaces.

Brian Higgins, 1007 Haywood Street, stated that this property was one of four properties purchased by Mr. Bediz last year. He pointed out that although the owner apparently has the means to repair the property; it has been in declining condition since last February. He encouraged members to uphold the Inspector to provide incentive for Mr. Bediz to repair the property.

Patricia Wysneski, 1607 Bayliff Street, noted that the condition of this property does not promote an atmosphere for a healthy community.

Following discussion, Mr. Allen moved to continue the case until the October 8, 2013 meeting, seconded by Ms. Ata. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Allen, Quinn. Nays: Outling.)

**(19) 1703 Ball Street, Rooms 1, 2, 3, and 4 (TMN 179-1-7) Degard Enterprises Company and Smilen W. Neal, Owners – In the Matter of order to Repair, Alter or Improve Structure. Inspector McDougal.
(CONTINUED UNTIL NOVEMBER 12, 2013 MEETING)**

Ms. Benton stated that this case was initially inspected on September 4, 2012. The Order to Repair was issued December 19, 2012. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was September 6, 2013; the property is being used as rooming house; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton clarified that the violations are grouped by room. Since the exterior violations are repeated with each room, she will only list them one time. The list of violations include smoke detector in kitchen not working; no working heating system at time of inspection; water heater relief valve needs to be piped; exposed wiring at water heater; dwelling has roach infestation; hallway walls have chipped or flaking paint; hallway bathroom walls have chipped or loose plaster; kitchen floor covering is loose and needs repair; exterior front porch ceiling has chipped and peeling paint; exterior front porch roof support posts have chipped and peeling paint; exterior rear porch needs painting; gutters hanging loose on side of house; exterior window frames have chipped or peeling paint; need carbon monoxide detector; electrical switch missing cover plate in bathroom; exposed wiring at water heater; inoperable smoke detector; window lock missing in one of bedrooms; window pane in one of bedrooms is badly cracked; hallway bathroom has wall covering that is unfinished; a window in second bedroom needs lock; hallway covering unfinished.

Inspector McDougal stated that the owner has corrected all the exterior violations. The remaining violations are all on the interior.

Smilen Neal, 7319 Friendship Church Road, Brown Summit, North Carolina, stated that he hopes to have the interior violations repaired within 60 days.

Inspector Sheffield indicated that the owner has pulled an interior alteration permit.

Mr. Quinn moved to continue the case until the November 12, 2013 meeting, seconded by Mr. Allen. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Ata, Quinn, Allen, Outling. Nays: None.)

**(20) 2033 Twain Road (TMN 295-5-21) Rita Kaye Allen Franklin, Owner – In the matter of Order to Repair, Alter or Improve Structure. Inspector McDougal.
(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)**

This case was initially inspected on September 11, 2012. The Order to Repair was issued January 17, 2012. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 28, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include electrical switches on receptacles in kitchen missing cover plates; electrical receptacle in kitchen for stove is loose and broken; power not on at time of inspection; exterior light fixture needs repair; exterior air conditioning unit has missing parts; back storm door handle is broken; missing catch plate at master bedroom door; missing smoke detectors; utilities for heat not on at time of inspection; master bath commode not properly connected to public sewer system; water not on at time of inspection; large hole in wall between bedrooms; hole in floor of master bathroom; surfaces inside unit unclean/unsanitary; master bedroom door casing and trim loose and falling part; hole in wall behind second bedroom door; unit has debris accumulated inside and is unclean/unsanitary; floors and floor carpeted areas unclean/unsanitary; walls in unit need painted; exhaust fan in kitchen needs repair; washing machine connection corroded and is unclean/unsanitary; fascia boards on rear porch have rotted wood; gutters need cleaning; downspouts missing; front door threshold has rotting wood; concrete driveway breaking apart.

Inspector Sheffield stated that a permit will be needed if the subflooring needs to be replaced.

Inspector McDougal noted that the property is in the same condition as it was when the video being shown was taken.

Christopher Franklin, 1710 10th Street, stated that he already has a buyer for the property. He explained problems that must be resolved regarding title to the property.

Rita Franklin, 2033 Twain Road, was also present to speak on the property.

Mr. Outling moved to continue the case until the October 8, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Allen, Outling, Quinn. Nays: None.)

(21) 1811 Willomore Street (TMN 238-6-16) ENL Investments and Curtis Adams, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jones. **(INSPECTOR UPHELD)**

There was no one present to speak on this property.

Inspector Foster indicated that the property had to be secured once again. Staff has not heard from the owner regarding his attendance at this meeting.

Ms. Benton stated that this case was initially inspected February 23, 2011. The Order to Repair was issued April 19, 2013. The City had to secure this property. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was September 9, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include missing smoke detectors; unclean/unsanitary floors, ceilings, and walls; walls have peeling, chipping, flaking paint and cracked or loose plaster; rotten flooring; loose floor coverings throughout unit; roof has rotten sheathing, not properly anchored, and structural members not able to support nominal load; exterior doors not weather tight; bathroom missing door or interior lock; locks not maintained or missing on windows; screens missing on windows; windows do not open and close as manufactured; windows need glazing and are not weathertight; exterior wood surfaces need painting; exterior property and premises are not being maintained in a clean/sanitary condition.

Inspector Sheffield stated that no permits have been taken out for this property. The property has been in very poor condition for some time. Inspector Foster indicated that when he visited the property on September 9, 2013, he did not go forward into other rooms of the house due to the unsafe condition of the floors.

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

Chair Sullivan stated that the property involved in this matter is located at 1811 Willomore Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

(22) 4614 Eagle Rock Road (TMN 10-650-B-967-28-0093997) Suzanne L. Glenzky, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Foster. **(INSPECTOR UPHELD)**

Ms. Benton stated that this case was initially inspected September 14, 2012. The Order to Repair was issued October 24, 2012. There are children living in the area where the property is located and there is a school near property.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 27 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include garbage and other refuse needs to be disposed of in an approved receptacle; dwelling unit needs to be in clean and sanitary condition; all fixtures are required to be in clean/sanitary condition; missing smoke detectors in each bedroom; unit has unclean/unsanitary floors, ceilings, walls; exterior back door not weathertight; exterior wood surfaces need painting; exterior walls have loose or rotted material on the front soffit and fascia.

Inspector Foster stated that he received a call earlier in the day from the collection company who received notice of this hearing. Information on the case was requested and sent to the collection company.

Mr. Outling commented that there was no testimony or evidence that the property will be brought into compliance.

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

Chair Sullivan stated that the property involved in this matter is located at 4614 Eagle Rock Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

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

ADDITIONAL BUSINESS:

Ms. Benton advised the Commission that the owner of **Continued Case #11, 2001 Lutheran Street**, arrived late to the meeting and is present in the audience. An order to uphold the Inspector was issued for the case. Chair Sullivan explained to the owner, Ismael Perez, that all violations must be repaired within 90 days when an order to uphold the Inspector is handed down or the property will be demolished. He was advised how to proceed if all violations are cured within the 90-day period. If the property is not remedied within 90 days and checked off by the Inspector, the property is subject to demolition.

Mr. Perez stated that he is the new owner of the property and he was previously unaware of all the violations. He gave a brief overview of his plan to complete repairs.

Following discussion, Ms. Ata moved to rescind the Commission's earlier ruling to uphold the Inspector, seconded by Ms. Sheridan. The Commission voted 4-2 against the motion. (Ayes: Ata, Sheridan. Nays: Sullivan, Outling, Quinn, Allen.) Chair Sullivan stated that the Commission's ruling to uphold the Inspector for property located at 2001 Lutheran Street still stands.

REQUESTS TO RESCIND:

(23) 203 East Whittington Street (TMN 17-9-14) Dondi Waddell, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Repaired by Owner. **(RESCINDED)**

Mr. Quinn moved to rescind 203 East Whittington Street, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Ata, Quinn, Outling, Allen. Nays: None.)

(24) 812 Richardson Street (TMN 57-1-33) Bulent Bediz, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Repaired by Owner. **(RESCINDED)**

Mr. Outling moved to rescind 812 Richardson Street, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Ata, Quinn, Outling, Allen. Nays: None.)

(25) 2012 Sharon Brook (TMN 293-5-10) Emanuel Agapion, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Repaired by Owner. **(RESCINDED)**

Mr. Quinn moved to rescind 203 East Whittington Street, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Ata, Quinn, Outling, Allen. Nays: None.)

(26) 1004 Cranbrook Street (TMN 300-14-3) William Ruffin Brown and Sandra Brown, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Foster. Demolished by Owner. **(RESCINDED)**

Mr. Outling moved to rescind 812 Richardson Street, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Ata, Quinn, Outling, Allen. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 5:22 p.m.

Respectfully submitted,

Kathleen Sullivan
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd