

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
APRIL 13, 2017**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, April 13, 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; ~~Jane~~ **Judy** Ksieniewicz; 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 Roy McDougal, Carla Harrison, Roddy Covington, Chris Jones, Brad Tolbert, and Rich Stovall. 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 FEBRUARY 9, 2017 MEETING:**

Mr. Isakoff moved approval of the February 9, 2017 meeting minutes as written, seconded by Mr. Kollar. The Commission voted unanimously in favor of the motion.

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

Code Compliance Administrator Jarod LaRue requested that Item 15, property at 815 Pearson Street, be heard as the first case under Continued Cases.

Code Compliance Administrator LaRue stated that Item 6, property at 3104 F Summit Avenue, and Item 13, property at 912 Hern Street, are both in compliance and have been removed from the agenda. In addition, Item 23, property at 2506 Stanley Road, is postponed and will be moved to next month's agenda.

**3. SWEARING-IN OF CITY STAFF TO TESTIFY:**

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

**4. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

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

***CONTINUED CASES:***

5. **815 Pearson Street** (Parcel #008308) George Marple and Kelly J. Sigle, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Donald Foster. Continued from the June 10, 2014; August 12, 2014; January 13, 2015; July 14, 2015; August 13, 2015; September 10, 2015, December 10, 2015; February 11, 2016; May 12, 2016; and October 10, 2016 meetings. **(CONTINUED UNTIL JULY 13, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on December 7, 2012. The hearing was held on January 7, 2013 and the Order to Repair or Demolish was issued on the same day. The Order expired on February 7, 2013. The property did not have to be secured. There are children living in the area where the property is located but there is not a school nearby. There is a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Demolish.

George Marple, 411 McAdoo Avenue, informed members that he is still in the lead abatement process. He has chosen Henry Cain Builders for the lead abatement. He explained this is his busiest time of the year with his manufacturing company and he is planning to have the general contractor oversee this project for the next two months. He estimated that it will take 60 days to complete the exterior work and then they will be able to address the historic details inside the house.

Chair Sheridan moved to continue this case until the July 13, 2017 meeting, seconded by Ms. Biggerstaff. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

6. **4319 Bramlet Place** (Parcel #0039611) Ronnie Liggins, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. Continued from August 11, 2016; September 8, 2016; October 13, 2016; January 12, 2017; and February 9, 2017 meetings. **(CONTINUED UNTIL MAY 11, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on January 16, 2014. The hearing was held on April 23, 2016 and the Order to Repair or Demolish was issued on May 25, 2016. The Order expired on June 24, 2016. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Ronnie Liggins, Jr., 1847 Morgans Mill Way, High Point, North Carolina is the property owner. They have hired a contractor who planned to speak about progress being made on the house; however, he has not arrived yet at the meeting. The Commission agreed to wait for the contractor to arrive to continue this discussion.

Dewey Turrentine, 1603 Dunbar Street, contractor, arrived later in the meeting. He provided photographs of the property showing additional work that has been completed since the video was taken. The electrician has called for a rough-in inspection and a call was made for the HVAC final inspection. A plumber will not be required. He requested 30 days to complete the repairs.

Mr. Brown moved to continue this case until the May 11, 2017 meeting, seconded by Mr. Isakoff. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

7. **3104-F Summit Avenue** (Parcel #0032353) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Jared LaRue. Continued from March 10, 2016; April 14, 2016; June 9, 2016; August 11, 2016; October 13, 2016; December 8, 2016; January 12, 2017 and February 9, 2017 meetings. **(REMOVED DUE TO COMPLIANCE)**
8. **408-A West Meadowview Road** (Parcel #0029482) MF Blue Valley Apartments, LLC, New Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from January 12, 2017 and February 9, 2017 meetings. **(CONTINUED UNTIL JUNE 8, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on December 1, 2015. The hearing was held on April 20, 2016 and the Order to Repair or Demolish was issued on the same date. The Order expired on May 23, 2016. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Crystal Powell, 408-D West Meadowview Road, is the onsite property manager. She said the contractor has been secured and permits have been taken out. Work on the property has already started and she estimated a completion date of April 20, 2017.

Inspector Covington said that exterior violations have been repaired and they are working to repair the interior violations.

Mr. Isakoff moved to continue this case until the June 8, 2017 meeting, seconded by Ms. Biggerstaff. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

9. **2010 Merritt Drive** (Parcel #0037816) Frederick J. Robertson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. Continued from January 12, 2017 and February 9, 2017 meetings.  
**(INSPECTOR UPHELD)**

Code Compliance Administrator LaRue stated that this case was initially inspected on June 2, 2015. The hearing was held on June 16, 2016 and the Order to Repair or Demolish was issued on July 22, 2015. The Order expired on August 22, 2015. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

There was no one present to speak on this property.

The Inspector indicated that no violations have been corrected since the February, 2017 meeting. The owner has not been in contact but he did meet with Inspector Stovall at the property to open it up for purposes of the video. Inspector Tolbert said that he was unsure of the owner's intent in this matter.

Chair Sheridan moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was April 7, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions.

Code Compliance Administrator LaRue said that the list of violations include cracked or missing electrical outlet and switchplate covers; open ground outlets; unsafe electrical wiring; guardrails shall be 30" in height; missing smoke detector; windows not readily accessible in case of emergency; CO detector required; plumbing facilities must be maintained in safe, sanitary and functional condition; plumbing fixture leaks; water heating facilities shall be properly installed and maintained; plumbing fixture/toilet loose/not properly secured; unclean and unsanitary floors, ceilings and 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; rotten flooring must be repaired; loose floor covering must be repaired or replaced; all exterior doors and door frames shall be kept in sound conditions, good repair and be weathertight; doors providing access to dwelling unit or 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; windows are required to have an approved sash locking device; screens required on doors; screens required on windows; screens on doors shall be self-closing and latching; 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 sound condition, good repair and be weathertight; bathroom requires ventilation system when window isn't provided; exterior walls shall be free of holes, breaks and loose or rotting materials; roof drains, gutters and downspouts, if provided, shall be maintained in good

repair and free of obstruction; all exterior property shall be maintained free from weeds/plant growth in excess of 12"; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering. Repair crawl space door; all exterior stairs with more than 4 risers shall have a handrail on one side of the stair; buildings required to have approved address in position plainly visible from the street; globes required on all light fixtures; heat—gas/electric not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms, bathrooms.

Chair Sheridan stated that the property involved in this matter is located at **2010 Merritt 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 and the cost of repair of said violations is less than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare 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.

- 10. 3503 Lewiston Road** (Parcel #0096167) Heirs of Roberta L. Morris, Owner. In the Matter of Order to Repair, Alter or Repair Structure. **Requesting an Order to Repair.** Inspector Donald Foster. Continued from March 10, 2016; April 14, 2016; July 14, 2016; August 11, 2016; September 8, 2016 and November 10, 2016 meetings.  
**(CONTINUED UNTIL JUNE 8, 2017 MEETING.)**

Code Compliance Administrator LaRue stated that this case was initially inspected on May 7, 2013. The hearing was held on November 4, 2014 and the Order to Repair or Demolish was issued on December 16, 2014. The Order expired on January 16, 2015. The property did not have to be secured. There are no children living in the area where the property is located and there is no school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

There was no one present to speak on this property.

Inspector Stovall noted that there has been clean-up at the property. The owner has medical issues. He feels that the owner is doing all he can in his current situation to correct the violations. He requested that the Commission continues to work with the property owner.

Mr. Kollar moved to continue this case until the June 8, 2017 meeting, seconded by Mr. Isakoff. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

- 11. 708 Haywood Street** (Parcel #0003544) Leroy Fields, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roy McDougal. Continued from December 9, 2014; February 10, 2015; March 10, 2015; April 14, 2015; June 9, 2015; July 14, 2015; September 10, 2015; December 10, 2015; January 14, 2016; February 11, 2016; May 12, 2016; August 11, 2016; October 13, 2016; December 8, 2016 and February 9, 2017 meetings.  
**(CONTINUED UNTIL MAY 11, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on April 24, 2013. The hearing was held on June 15, 2014 and the Order to Repair or Demolish was issued on the same day. The Order expired on June 16, 2014. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Demolish.

Alicia Fields Minkins, 5 Fleming Terrace Circle, said that the only thing left to do is for the electrical contractor to finish his work so the inspection can be done. She hopes that the electrical inspection can be done next week so the property can be rented in May, 2017.

Inspector McDougal said that the electrical contractor knows what needs to be done before an inspection can be made. All permits have been pulled.

Mr. Kollar moved to continue this case until the May 11, 2017 meeting, seconded by Ms. Thurm. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

- 12. 118 A&B East McCulloch Street** (Parcel #0001303) Estate of Otis L. Wilson, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. Continued from January 14, 2016; April 14, 2016; May 12, 2016; June 9, 2016; August 11, 2016; November 10, 2016; January 12, 2017 and February 9, 2017 meetings.  
**(CONTINUED UNTIL MAY 11, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on July 31, 2014. The hearing was held on November 25, 2014 and the Order to Repair or Demolish was issued on December 25, 2014. The Order expired on January 30, 2015. The property did have to be secured. There are children living in the area where the property is located and there is a school nearby. There is a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

There was no one present to speak on this matter.

Inspector Stovall said that there are still issues with taxes that are owed on the property. An Attorney is working to resolve the tax lien issue. No work has been done at the property. The property has been kept clean. The owner has installed video cameras on the house because there has been vandalism at the property.

Chair Sheridan moved to continue this case until the May 11, 2017 meeting, seconded by Ms. Biggerstaff. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

Mr. Isakoff asked that an update on the tax lien and legal situations be provided at the next meeting.

- 13. 4222 Romaine Street** (Parcel #0039732) Hilal A. Shawkat, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. Continued from the February 9, 2017 meeting.  
**(INSPECTOR UPHELD)**

Code Compliance Administrator LaRue stated that this case was initially inspected on June 3, 2016. The hearing was held on June 20, 2016 and the Order to Repair or Demolish was issued on June 21, 2016. The Order expired on July 21, 2016. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Hilal Shawkat, 5404 Emerald Springs Court, stated that he has not been able to find a contractor. A permit is required for the HVAC unit to be installed. Completion of the new HVAC unit is the only repair that remains. He explained circumstances that occurred with the previous contractor who installed the unit without a permit. The contractor will not retroactively pull the required permit.

Inspector Tolbert said that the only thing Mr. Shawkat is required to do is pull a permit for the new HVAC equipment that has been installed in the unit.

Members noted that this situation appears to be unchanged from the February, 2017 meeting.

Mr. Brown moved to uphold the Inspector, seconded by Ms. Biggerstaff. The Commission voted 6-1 in favor of the motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: Kollar.)

Counsel Jones asked Code Compliance Administrator LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was January 12, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include all exterior surfaces shall be maintained in a good condition and shall be protected from decay by means of paint or other protective covering; all accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair; and heating system is not maintaining 68 degrees in habitable rooms, bathrooms.

Chair Sheridan stated that the property involved in this matter is located at **4222 Romaine 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 and the cost of repair of said violations is less than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**14. 912 Hern Avenue** (Parcel #0021862) Alfredo G. Altamirano, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Rich Stovall. Continued from April 14, 2016; June 8, 2016 and December 9, 2016 meetings.  
**(REMOVED DUE TO COMPLIANCE)**

**15. 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 Donald Foster. Continued from January 13, 2015; February 10, 2015; April 14, 2015; May 12, 2015; October 8, 2015; January 14, 2016; March 10, 2016; May 12, 2016; July 14, 2016; October 13, 2016 and January 12, 2017 meetings. **(CONTINUED UNTIL JULY 13, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on November 14, 2013. The hearing was held on April 29, 2014 and the Order to Repair or Demolish was issued on the same day. The Order expired on May 29, 2014. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Demolish.

Jennifer Freeman, 300 West Washington Street, is the Housing Rehabilitation Administrator for the City of Greensboro. She said that bids are expected to be turned in between May 8 and May 10, 2017. The new Inspector should be on the job two weeks later.

Mr. Isakoff moved to continue this case until the July 13, 2017 meeting, seconded by Mr. Brown. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

Chair Sheridan called for a brief recess at 2:20 p.m. The meeting resumed at 2:30 p.m.

**CONTINUED OWNER APPEAL – NUISANCE CASE:**

**16. 1332 North O’Henry Blvd.** (Parcel #0033076) Jerry Suggs, Owner and Bulent Bediz, Purchaser. Inspector Rich Stovall. Continued from December 8, 2016 meeting.  
**(INSPECTOR UPHELD)**

Mr. Isakoff noted his law firm’s prior involvement with the purchaser of this property and recused himself from this matter.

Code Compliance Administrator LaRue stated that this case is an appeal of a Notice of Violation that occurred on October 6, 2016.

Chair Sheridan asked Inspector Stovall about progress that has been made in this case. He said that some of the tires along the back wall have been removed. There are still a number of tires on the property. When asked how he sees this issue playing out, Inspector Stovall said that he has a number of cases that are similar with a lot more tires and those owners have complied in less time.

Bulent Bediz, 808 Lexington Avenue, said that he is not the legal owner of the tires. They belong to the person leasing the property. He said that substantial progress has been made and the charges are unfounded as far as he can see. He gave an overview of what has transpired in this case.

Chair Sheridan asked Mr. Bediz what he would like to see happen in the future. Mr. Bediz said that last October Inspector Stovall informed him there was a new ruling that tires must be stored in an enclosed building with a roof over it. He questioned the new rule and asked where the ruling was mentioned in the code book. Mr. Bediz stated his opinion that there is no such thing in the code book. There are many places around town where tires are out in the open and he distributed photographs establishing the location of uncovered tires. Mr. Bediz felt that he was being harassed in this matter. He said the owner of the tires has done a lot of work to correct the circumstances in question and is doing his best to clean up the remainder of tires. There are few tires left and those will be gone soon.

Chair Sheridan asked Mr. Bediz when the tires will be gone. Mr. Bediz said he was not in a position to say because he does not have official capacity to do so. He said that this matter with his involvement is going to be heard in court on June 13, 2017. He hopes that by that time there will be a resolution and he will have the authority to address these things.

Mr. Kollar asked Inspector Stovall what the code says about tires. The Ordinance code says that tires are not to be stored in the open where they can collect water.

Mr. Bediz reiterated that the owner has cleaned up a lot of the tires and he asked the Commission to give them more time. He indicated that he had a problem with the way the Inspector came and enforced an ordinance that is not existent. There is no ordinance that says tires have to be stored in an enclosed area. He read the part of the ordinance that was used as the reason for the ruling. He felt that there should not be selective enforcement. The rule should be applied to all the other entities in the City.

Inspector Stovall pointed out that this case was opened on August 30, 2016. He cited other locations where the tires were cleaned up within 10 to 13 days. He has been working with other companies on this matter.

Mr. Kollar stated that there is clearly a code that relates to this situation.

Mr. Wayman said that there is no way the ordinance can spell out every procedure for a situation. It is clear that tires cannot be stored outside because they will collect water. The business owners are told that they can keep the tires but they have to be stored where they will not be rained on. He noted that unless tarps are stretched out taut over the tires, water can still collect and breed mosquitoes. He felt that this matter is more of a procedural issue and the Inspectors have been asked to be more proactive when looking at these businesses.

Mr. Brown moved to uphold the Inspector, seconded by Mr. Kollar. The Commission voted 6-0-1 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None. Abstain: Isakoff.)

Before voting on this matter, Inspector Stovall responded to questions from Counsel Jones and agreed that the last time this property was inspected was April 7, 2017; the photographs fairly and accurately depict what he observed on the property on that day; someone from the business was present when he conducted the inspection; and all parties in interest were properly served with all orders issued in this matter.

### **NEW CASES:**

- 17. 2317 Kersey Street** (Parcel #0029346) Ruby and Ernestina Brockington, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. **(CONTINUED UNTIL AUGUST 10, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on July 25, 2016. The hearing was held on August 16, 2016 and the Order to Repair or Demolish was issued on September 21, 2016. The Order expired on October 21, 2016. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was April 4, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions.

Code Compliance Administrator LaRue said that the list of violations include foundation wall ventilation not maintained or missing; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; 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; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all premises shall be graded to prevent erosion and accumulation of stagnant water; screens required on windows; electrical equipment needs to be properly installed and maintained; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; Carbon monoxide detector required; plumbing facilities must be maintained in a safe, sanitary and functional condition; toilet loose; 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; rotten flooring must be repaired; loose floor covering must be repaired or replaced; exposed wiring at light fixture; electrical equipment needs to be properly installed and maintained; bathrooms are required to have a door with an interior locking mechanism for privacy; bedroom must have a door and interior lock. Ruby Brockington, 1413 Clifford Drive, said that she purchased this property in 2008. She asked the Commission for a continuance to repair and make a determination about the property.

Chair Sheridan said that an option for the owner would be to market the property to sell as it is or if the Inspector is upheld, the City would make the repairs and put a lien on the property. Counsel Jones clarified that if the Inspector is upheld, the owner would still have 90-days to repair the property after the judgement

is made. In addition, she said that if the lien is not paid, the City could foreclose on the property in the future.

Inspector Covington said that the owner is doing some work at the property. It has been cleaned out and an electrician has pulled a permit and done some electrical work. The owner is trying but the process is slow. He noted that Ms. Brockington does keeps in contact with him. He recommended that the Commission grant a continuance in this matter.

Mr. Brown moved to continue this case until the August 10, 2017 meeting, seconded by Ms. Thurm.

Mr. Kollar stated his opinion that August is too far out and the owner should return before that time to update the Commission on progress being made.

Mr. Kollar made a substitute motion to be voted on before Mr. Brown's motion. Mr. Kollar moved to continue this case until the June 8, 2017 meeting. There was no second and the substitute motion failed.

Ms. Thurm felt that the owner needed more time to determine her finances and get work done on the property.

Mr. Brown moved to continue this case until the August 10, 2017 meeting, seconded by Ms. Thurm. The Commission voted 6-1 in favor of the motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: Kollar.)

Chair Sheridan advised Ms. Brockington that a plan and timeline along with an update on forward progress will be needed at the August, 2017 meeting.

- 18. 318 Dolly Madison Road** (Parcel #0042231) Chestnut Associates, Inc., Owner and **320 Dolly Madison Road** (Parcel #00412228) Danela D. Davis, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. **(CONTINUED UNTIL JUNE 8, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on February 19, 2016. The hearing was held on February 14, 2017 and the Order to Repair or Demolish was issued on the same day. The Order expired on March 14, 2017. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was April 4, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions. He clarified that although the house itself sits on two separate lots, it is a single-family dwelling.

Code Compliance Administrator LaRue said that the list of violations include power not on at time of inspection; heat-gas/electric not on at time of inspection; water not on at time of inspection; 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; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; 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; all stairs, landings, balconies, porches, decks, ramps or other walking surfaces more than 30" above floor shall have guardrails; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and in disrepair; buildings required to have approved address number in position

plainly visible from street; all accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair; screens required on windows; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all windows shall be easily operable and capable of being held in position by window hardware; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation walls have ventilation not maintained or missing; all premises shall be graded to prevent erosion and accumulation; all accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair; cracked or missing electrical outlet and switchplate covers; exposed wiring at outlet; exposed wiring at light fixture; unsafe electrical wiring; missing and inoperable smoke detector; CO detector required; duct system must be capable of performing required function; plumbing facilities must be maintained in safe, sanitary and functional condition; each dwelling unit shall contain an operable kitchen sink and owner shall maintain all plumbing facilities and fixtures; toilet is loose; kitchen shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; 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; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; roof not properly anchored; roof structural members not able to support nominal load; roof structural members rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; replace missing or damaged glass; all exterior doors and door frames shall be kept in sound condition good repair and be weathertight; porch flooring is rotten or in disrepair; chimneys shall be maintained structurally and in good repair.

Barbara Washington, P.O. Box 21242, was representing Chestnut Associates and Danella Davis. Danella Davis, 1901 Carlton Avenue, was also present to speak on this case.

Ms. Washington provided background information on the property. She said that the property line of the two lots runs directly through the middle of the house. Ms. Davis intends to repair the property and move into it. No one was aware of this problem until the husband of Ms. Davis passed away. They have obtained an asbestos survey and they are in process of choosing a contractor. They also have a quote for demolition should that be necessary. She asked for a continuance due to the issue of the property line running through the house. Ms. Davis has no authority to go forward until certain conflicts and issues are resolved with individuals who are heirs. Ms. Davis is one of the heirs and there was no will when her husband passed. She clarified that the house is on two separate lots owned by two separate entities. The goal is to have Chestnut Associates agree to sell their interest in the lot to Ms. Davis so she can proceed with taking clear title to the property.

Mr. Kollar moved to continue this case until the June 8, 2017 meeting to resolve title issues, seconded by Ms. Thurm. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Ksieniewicz, Brown, Thurm, Kollar. Nays: None.)

**19. 2205 Bertie Street** (Parcel #0026559) Heirs of Lucille Grant, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington.  
**(REMOVED FROM AGENDA DUE TO NOTIFICATION)**

Code Compliance Administrator LaRue stated that this case was initially inspected on August 1, 2016. The hearing was held on August 30, 2016 and the Order to Repair or Demolish was issued on December 6, 2016. The Order expired on January 5, 2017. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Since this is heir property, Counsel Jones asked Inspector LaRue if this case had been published or if there is an estate open. The coversheet indicates that service was done by certified mail. Following discussion, Counsel Jones recommended that this case be removed for notice to be published so the heirs can be notified with proper service.

**20. 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 UNTIL MAY 11, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on August 21, 2015. The hearing was held on September 23, 2015 and the Order to Repair or Demolish was issued on the same day. The Order expired on October 23, 2015. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was April 7, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions.

Code Compliance Administrator LaRue said that the list of violations include electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; loose floor covering must be repaired or replaced; screens on doors should be self-closing and latching; bathroom requires ventilation system when window isn't provided; clothes dryer exhaust systems are required to be independent of other systems and shall be exhausted to the exterior; handrails are loose, damaged or improperly maintained; all exterior stairs with more than 4 risers shall have a handrail on one side of the stair; handrails shall be between 30" and 42" above tread nosing of finished floor; buildings are required to have approved address numbers in a position plainly visible from the street; deck on back is rotten or in disrepair; all accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.

Jennifer Graves, 1812 Glenwood Avenue, is the owner of the property. She stated for the record that she has not received any communication until last week in reference to any of the hearings. The letter she received by certified mail referenced a hearing date in February, 2017. Some repairs have been made and she has recently been in contact with Dewey Turrentine, contractor, to assess what needs to be done at the property. She requested a continuance of 60 days for Mr. Turrentine to visit the property and give his feedback.

Chair Sheridan moved to continue this case until May 11, 2017 meeting for an update, seconded by Mr. Isakoff. The Commission voted 6-1 in favor of the motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: Kollar.)

**21. 2012 Sharonbrook Drive** (Parcel #0032312) Emmanuel Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Rich Stovall.  
**(CONTINUED UNTIL JUNE 8, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on May 23, 2016. The hearing was held on June 28, 2016 and the Order to Repair or Demolish was issued on July 6, 2016. The Order expired on August 5, 2016. The property did have to be secured. There are children living in the area where the property is located and there is a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was April 6, 2017; this property is not a multifamily

property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions.

Code Compliance Administrator LaRue said that the list of violations include every common hall and stairway in multiple family occupancies shall be lighted at all times; missing smoke detector; duct system must be capable of performing required function; heat-gas/electric not on at time of inspection; water supply to all plumbing fixtures shall have adequate volume and pressure to enable fixtures to operate properly; water not on at time of inspection; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Irene Agapion, 625 South Elm Street, was present to speak on this property. She explained that the property was ready for a Section 8 inspection when it was broken into and a fire was set. They are currently doing work at the property and she estimated a completion date of May 5, 2017.

Inspector Stovall commented that completion by May 5, 2017 is a reasonable estimate.

Mr. Isakoff moved to continue this case until June 8, 2017 meeting, seconded by Mr. Brown. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Kollar, Isakoff, Biggerstaff, Ksieniewicz, Brown, Thurm. Nays: None.)

**22. 1609 Ball Street** (Parcel #0018675) Heirs of Samuel Timmons, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert.  
**(INSPECTOR UPHELD)**

Code Compliance Administrator LaRue stated that this case was initially inspected on January 27, 2016. The hearing was held on March 8, 2016 and the Order to Repair or Demolish was issued on April 26, 2016. The Order expired on May 26, 2016. The property did not have to be secured. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Code Compliance Administrator LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected April 6, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include 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; all exterior stairs with more than 4 risers shall have a handrail on one side of the stair; steps are rotten or in disrepair; holes in flooring of patio; exterior walls shall be free of holes, breaks and loose or rotting materials; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; replace missing or damaged glass; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows and window frames shall be kept in sound condition, good repair and weathertight; cracked or missing electrical outlet and switchplate covers; loose floor covering must be repaired or replaced; missing and inoperable smoke detector; all windows shall be easily operable and capable of being held in position by window hardware; bathroom requires ventilation system when window isn't provided; exposed wiring at outlets and light fixture; doors difficult to operate.

There was no one present to speak on this property. There has been no communication from the owners. It was noted that when Inspector Stovall visited the property for purposes of the video, a gentleman who appeared to be living there answered the door.

Staff said that all of the orders in this case were published. This is heir property with no estate.

There was a brief discussion about the numerous cars on the property. It was mentioned that staff could visit the property to check license plates, etc. to determine ownership.

Counsel Jones suggested going back out to the property with the police to have the person living there identify himself to determine if they are an heir or not an heir to the property.

Chair Sheridan indicated that her preference would have been to continue the case for 30 days so that it could be determined who is or isn't an heir, who is living at the property and who the cars belong to.

Mr. Kollar commented that there has been no movement on this case and immediate action should be taken. He felt the Inspector should be upheld.

Mr. Isakoff expressed safety concern because there is someone living in the property and the property is in disrepair.

Inspector Tolbert confirmed that the property has been condemned and the individual living there should not be occupying the property.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Brown. The Commission voted 6-1 in favor of the motion. (Ayes: Isakoff, Kollar, Brown, Biggerstaff, Ksieniewicz, Thurm. Nays: Sheridan.)

Chair Sheridan stated that the property involved in this matter is located at **1609 Ball 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 and the cost of repair of said violations is less than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare 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.

23. **2506 Stanley Road** (Parcel #0095273) Cato Investment Properties, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Brad Tolbert. **(CASE MOVED TO MAY 11, 2017 AGENDA)**
24. **1402 Bellevue Street** (Parcel #0005544) Ruth S. Richardson and College Place Methodist Church, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Brad Tolbert. **(CONTINUED UNTIL MAY 11, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on June 17, 2016. The hearing was held on September 20, 2016 and the Order to Repair or Demolish was issued on October 19, 2016. The Order expired on November 18, 2016. The property did have to be secured. There are children living in the area where the property is located but there is no school nearby. There is no history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Jones asked Code Compliance Administrator LaRue if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected April 7, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or

one major type of any of the minimum housing standard codes. Code Compliance Administrator LaRue agreed with these questions.

Inspector LaRue stated that the list of violations include power not on at time of inspection; heat-gas/electric not on at time of inspection; water not on at time of inspection; 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; loose, damaged or improperly maintained handrails; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; screens required on doors and windows; screens on doors should be self-closing and latching; replace missing or damaged glass; all windows and window frames shall be kept in sound condition good repair and be weathertight.

There was no one present to speak on this property.

Counsel Jones asked for a confirmation on the owner of this property based on the most recent title search.

For the record, Code Compliance Administrator LaRue said the correct owner is Equity Trust Company, Custodian, FBO Sandra Nemchin ROTH IRA. He confirmed that the owner has been served proper notice.

The former owner, College Place Methodist Church, sold its interest in this property.

Inspector Stovall said that he met the new owner at the property when the video was taken. The owner intends to repair the property. They have brought several other properties into compliance. The new owner is currently out of town and cannot attend this meeting.

Ms. Thurm moved to continue the case until the May 11, 2017 meeting, seconded by Mr. Brown. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Brown, Biggerstaff, Ksieniewicz, Thurm. Nays: None.)

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

25. **916 South English Street** (Parcel #0021516) Equity Trust Company Custodian FBO Sandra Nemchin ROTH IRS, New Owner. **Repaired by Owner.**  
**(RESCINDED)**
26. **213 West Whittington Street** (Parcel #0001330) NC Investment Company, Inc., Owner.  
**Repaired by Owner.**  
**(RESCINDED)**
27. **614 Martin Street** (Parcel #0002699) FaFa Properties, Inc., New Owner. **Repaired by Owner.**  
**(RESCINDED)**
28. **1830 Muncey Lane** (Parcel #0023463) Clarence and Sherry Tucker, New Owners.  
**Repaired by Owner.**  
**(RESCINDED)**
29. **2033 Twain Road** (Parcel #0032531) Yazmin Manilla Alvarez, New Owner. **Repaired by Owner.**  
**(RESCINDED)**
30. **3203 West Friendly Avenue** (Parcel #0023899) Tina P. Matthew Revocable Trust, Owner.  
**Demolished by Owner.**  
**(RESCINDED)**

31. **800 Franklin Boulevard** (Parcel #0079580) St. Thomas, LLC, New Owner.  
**Repaired by Owner.**  
**(RESCINDED)**
32. **1117 Warren Street** (Parcel #0011447) Yimi Merley Alvarez and Dania Maria Sosa, New Owners.  
**Repaired by Owner.**  
**(RESCINDED)**
33. **1420 Dorsey Street** (Parcel #0018239) Elizabeth Rico and Santiago Garcia, New Owners.  
**Repaired by Owner.**  
**(RESCINDED)**

Ms. Thurm moved to rescind 916 South English Street, 213 West Whittington Street, 614 Martin Street, 1830 Muncey Lane, 2033 Twain Road, 3203 West Friendly Avenue, 800 Franklin Boulevard, 1117 Warren Street and 1420 Dorsey Street. The motion was seconded by Mr. Brown. The Commission voted 7-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Brown, Biggerstaff, Ksieniewicz, Thurm. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Commission, the meeting adjourned at 3:46 p.m.

Respectfully submitted,

Ellen Sheridan  
Chair, City of Greensboro Minimum Housing Standards Commission

ES: sm/jd