

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
JUNE 8, 2017**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, June 8, 2017 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Ellen Sheridan, Chair; Peter Isakoff; Robert Kollar; Quentin Brown; Carolyn Biggerstaff; and Tammi Thurm. Staff present included: Elizabeth Benton, Code Compliance Division Manager; Mark Wayman, Housing Supervisor; Cheryl Lilly; Jarod LaRue, Code Compliance Administrator, and Inspectors Roy McDougal, Carla Harrison, Roddy Covington, Brad Tolbert, Rich Stovall, and Don Sheffield. 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 May 11, 2017 MEETING:**

Mr. Thurm moved approval of the May 11, 2017 meeting minutes as written, seconded by Mr. Isakoff. 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 5, property at 815 W. Florida Street, be continued to the July meeting. Also, Item 13, 2012 Sharonbrook Drive is pulled from the agenda, as it has been repaired by the owner.

**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 W. Florida Street (AKA 801-831 W. Florida Street) (Parcel #0008336) Shree Gee, LLC Owner. In the Matter of Order to Repair, Alter or Improve Structure.. Inspector Don Sheffield. Continued from the February 9, 2014 meeting. **(CONTINUED UNTIL JULY 13, 2017 MEETING)**

Code Compliance Administrator LaRue stated that there has been a request that this item be continued to the July meeting.

Ms. Thurm moved to approve the continuance of this item to the July meeting, seconded by Mr. Brown. The Commission voted unanimously in favor of the motion. . (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Brown, Thurm. Nays: None.)

Item #12, 318 Dolley Madison Road was heard next.

12. 318 Dolley Madison Road (Parcel #004223) Chestnut Associates, Inc., Owner & 320 Dolley Madison Road (Parcel # 004228), Danell D. Davis, Owner. 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 February 19, 2016. The hearing was held on February 14, 2017 and the Order to Repair or Demolish was issued on the same date. 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 and there is not a 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.

Barbara Washington, 1700 MLK, Jr. Drive, was previously sworn in and stated that she is the attorney for the estate of Lee D. Andrews, deceased. They would like to continue this case as there are some things that have happened. There are two potential buyers who are both interested in this property. Each one has expressed that they need some additional time to speak with their attorneys to get the financing in order. One of the potential buyers, they are absolutely sure that the funds will be available for them to go forward and they have to deal with their Board, and the other individual is working with his attorney. In addition, they are working on the title problem and in the interim expect to try to get some type of combination deed executed by all of the heirs so that when the time comes to sell the property, they will be in a position to give good title. There is a lien on the property which gives some concern about any demolition that would come. If they could have another continuance to the August meeting, she feels they would be able to give more information on the position of the outcome for this property.

Denise Davis, 6789 Brookbank Road, Summerfield, NC, was previously sworn in and stated that she is the administrator of her husband's estate. She is available to answer questions.

After a short discussion and clarification questions, Mr. Isakoff moved to continue this case until the August, 2017 meeting, seconded by Ms. Biggerstaff. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Brown, Thurm. Nays: None.)

6. 1700 Fairview Street (Parcel #0027498) The Alexanders Company INC & Printworks Properties, Owners, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Don Sheffield. **(CONTINUED TO SEPTEMBER 2017 MEETING)**

David G. Voss, representing the Alexander Company out of Madison, Wisconsin, was previously sworn in and stated that they have closed on the property. The company that they set up to purchase the property is called Printworks Ventures, LLC., so there is a new owner of record for the property. Jim Peoples is

being retained so he will be the local caretaker for the property. They are hoping to close the construction financing by the end of this year. There is a number of benchmarks between now and then end of the year. One, is the award of the tax credits from the NC Housing Finance Agency and those letters usually come out in August. They are still working on the architectural engineering mechanical plans and expect to have those completed sometime in October and expect to have the permits in place by mid to late November.

There is currently an electrician on the site, installing temporary power to the building and they will use that for the contractors and also for security camera that will be monitored so that if anyone enters the building, Mr. Peoples will be notified. They met a contractor this morning that will begin boarding up any openings in the building and it is hoped that work will be completed by mid-July. The building is now insured. He is asking that this matter be continued until the September meeting.

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

7. 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 Rich Stovall.  
**(INSPECTOR UPHELD)**

Code Compliance Administrator LaRue stated that this case was initially inspected on April 21, 2015. The hearing was held on June 2, 2015 and the Order to Repair or Demolish was issued on the same date. The Order expired on September 25, 2015. The property has been secured. There are no 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.

Marsh Prause, 516 Avalon Avenue, was previously sworn in and stated that he is an attorney representing Cato Investment Properties, the owners of the property. At the last meeting, they only had two days previously gotten the estimate from the City Water Resources Department indicating a \$40,000 cost to extend the needed sewer service to this house to render it habitable. Since the property was affected by the Urban Loop leaving it without a septic field. They have spoken with NCDOT, who refuses to provide funding for this project. Options to be considered are: demolition of the structure, repairing it for single family use and rezoning it for commercial purposes. This is an investment property and the long-term plan is for this to be commercial property at this site because it is adjacent to the Urban Loop and near an interchange off the Loop. They have elected to pursue rezoning of the property as commercial zoning and it is his understanding that if there is a commercial property it can be secured and boarded indefinitely, but that is not the case with residential property. That is part of their basis for electing to proceed with a commercial rezoning. They hope to have a pre-submission review in advance of the rezoning with staff in the next couple of weeks. There is about a 60 day process for that. He would like to come back after the property is rezoned and that would result in the end of this proceeding.

Lt. Stevens, Greensboro Police Department, was sworn in and stated that he is in Police District 2 and this property is actually in Police District 3 and he has nothing to add, negative or positive about the property. He would have to have someone from the District pull up the crime stats to see if there have been any calls for service on this property.

Mr. Prause stated that there really are no neighbors to the property, as it is surrounded by the Urban Loop, a wooded tract that contains a church and DOT remnant parcels.

Ms. Thurm stated that she has reservations about just leaving the structure boarded up indefinitely even if the rezoning goes through. She is not at all comfortable with that.

Don Sheffield stated that if it turns into commercial property it goes under the General Statutes, which would come to him to be turned into the Commission. It could not be a nuisance, could not cause blight in the neighborhood, could not be dangerous for fire. Under those circumstances it would be written as a nuisance case and come back to the Commission.

Ms. Sheridan moved to uphold the inspector and enter an order to Demolish, seconded by Ms. Thurm. The Commission voted 4-2 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Brown, Thurm. Nays: Kollar and Isakoff.)

Mr. Kollar asked the Chair for her reasons for upholding the inspector for this property. Chair Sheridan stated that she feels this would be an attractive nuisance and since it is adjacent to a church that would have teenagers who may be tempted to cause some problems at the property. She sees no point in it sitting there boarded up for an indefinite period of time since there are no plans to renovate it.

8. 4319 Bramlet Place (Parcel #39611) Ronnie Liggins, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Rich Stovall.  
**(CONTINUE TO AUGUST 10, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on January 16, 2014. The hearing was held on June 20, 2016 and the Order to Repair or Demolish was issued on the same date. The Order expired on June 20, 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 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 Stoval stated that he took the video and he met with Ms. Liggins at the property. In response to questions, he stated that work is continuing and moving slow but steady. Nothing is completed but he is seeing progress. Some sheetrock has been completed, some painting has been completed and some of the debris from demolition has been removed. Some interior walls had to be taken down to allow for roof repairs and those walls are now back up. Some of the plumbing has been finished. A contractor has been

hired to do the work. There are a lot of little things that need to be completed. He feels that they would need about 3 months to complete the work.

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

9. 708 Haywood Street (Parcel #003544) Leroy Fields Jr., Owner. In the Matter of Order to Repair, Alter or Repair Structure. Requesting an Order to Demolish. Inspector Roy McDougal.  
**(CONTINUED UNTIL JULY 13, 2017 MEETING.)**

Code Compliance Administrator LaRue stated that this case was initially inspected on April 24, 2013. The hearing was held on May 15, 2014 and the Order to Repair or Demolish was issued the same day. The Order expired on October 21, 2014. The property has been secured. There are 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.

Alicia Fields Meekins, 5 Fleming Terrace Circle was previously sworn in and stated that since the last meeting they have redone the contacts for the HVAC and they have decided to do heat pumps. It appears that the contractor is going to be finished tomorrow. As soon as the inspectors can come out to re-inspect, they should be finished. There are tenants waiting to move in as soon as possible.

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

10. 3313 Immanuel Road (Parcel #0018158) Marie S. Parks & Herman R. Parks, Jr., Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Roddy Covington. **(CONTINUED UNTIL AUGUST 10, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on September 1, 2016. The hearing was held on November 15, 2016 and the Order to Repair or Demolish was issued on November 21, 2016. The Order expired on January 16, 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 Demolish.

Herman Parks, 608 Merritt Drive, was previously sworn in and stated that he is the owner of the property. They have done a few things but there are still things to be done to complete the property. He has been delayed doing the property because of health issues which have taken time away from working on the property. He plans to continue working on it as much as he can and either sell it or give it back to the mortgage company. He has spoken to a potential buyer for the property.

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

11. 5401 Emerald Springs Court (Parcel #0064223) Hilal Shawkat, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. Requesting an Order to Repair. Inspector Roddy Covington.  
**(UPHOLD INSPECTOR – ORDER TO DEMOLISH)**

Code Compliance Administrator LaRue stated that this case was initially inspected on March 31, 2016. The hearing was held on April 26, 2016 and the Order to Repair or Demolish was issued on April 27, 2016. The Order expired on September 27, 2016. The property did not have to be secured. There are children living in the area where the property is located and there is not a 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.

There was no one present to speak on this matter.

Inspector Roddy Covington stated that the owner was aware of the meeting today and he gave permission to enter the property for inspection. Some sheetrock has been put up and that is about all that has been done since the last meeting.

Ms. Thurm moved to uphold the inspector and an Order to Demolish be entered, seconded by Ms. Sheridan. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, 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 Tuesday, May 30, 2017; this property is not a duplex or multiunit property; and there are more than five separate minor 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: There are cracked or missing electrical outlet and switch plate covers with exposed wiring, outlets and light fixtures; the power was not on at the time of inspection; there is unsafe electrical wiring unfit for operating; there are missing smoke detector; there are carbon monoxide detectors that are required; the heat for gas or electric was not on at the time of inspection; the water was not on at the time of inspection; there was unclean and unsanitary floors, ceilings and walls; the wall structural members are unable to support the load; all peeling, chipping, flaking paint should be repaired, removed or covered; all cracked or loose plaster and decayed wood and other defective surface conditions shall be repaired or replaced; loose floor coverings must be repaired or replaced; all exterior doors and door frames shall be kept in sound condition and repaired and weather-tight; windows are required to have an approved sash locking device, screens are required on the doors and windows; screen doors are required to 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 on windows and window frames shall be kept in sound condition to be repaired and weather-tight. All exterior walls shall be free of holes, breaks and loose or rotting materials; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering.

Chair Sheridan stated that the property involved in this matter is located at 5401 Emerald Springs 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 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 Order of the Inspector is proper in all respects. Therefore it is Ordered, Resolved and Decreed by vote of the Commission that the Inspector's order to Repair is upheld. This 8th day of June, 2017.

12. 318 Dolley Madison Road and 320 Dolley Madison Road Chestnut Associated Inc and Danella D. Davis, Owners. This item was heard earlier in the meeting. **(INSPECTOR UPHELD)**
13. 2012 Sharonbrook Drive (Parcel #0032312) Emmanuel A.G. Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Rich Stovall. **(REMOVED DUE TO COMPLIANCE)**
14. 1911 McKnight Mill Road (Parcel #0079220) Adolfo Espiria, Jr. Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Rich Stovall. **(CONTINUED UNTIL SEPTEMBER 14, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on November 18, 2015. The hearing was held on May 17, 2016 and the Order to Repair or Demolish was issued on the same day. The Order expired on June 20, 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 Demolish.

Adolfo Espitia, the owner, was previously sworn in and stated that he is doing a lot of improvements on the house and he has a special needs child. The work has been slow because he has to spend a lot of time at the hospital with his child. He thinks he will be ready for the insulation in the next couple of weeks. In response to questions about the outbuilding, Mr. Espitia stated that he plans to fix it up and use it as a storage unit. He asked for an additional 90 days to complete the work.

Inspector Stovall stated that there has been some progress and the inside is almost completed. The owner has gone above and beyond what was required and it is taking longer because of the extent of the work he is doing.

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

15. 4107 Walker Avenue (Parcel #0025290) Jessica Van Hecke, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Roddy Covington. **(CONTINUED UNTIL AUGUST 10, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on July 21, 2014. The hearing was held on August 14, 2014 and the Order to Repair or Demolish was issued on the same day. The Order expired on December 30, 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.

Jessica Van Hecke, the owner, 5435 Yanceyville Road, Browns Summit, NC, was previously sworn in and stated that the electrical has been completed and it was called in for inspection yesterday. The plumbing inspection has also been called in. The HVAC has been completed and an inspection is pending on that. The work is going slow but steady. She would ask that she be allowed an additional 6 months to complete all the work.

Inspector Covington stated that he was at the property on Thursday, June 1, 2017 and he noticed that some electrical work has been done and wiring has been pulled. The light switches, light fixtures and outlets have been put in place. He feels that the work is moving along slowly but steady.

Mr. Kollar stated that he feels the owner should have a more definitive plan on completing the work for this house and asked that she be able to provide a more definite time the next time she comes before the Commission. Chair Sheridan suggested that the owner may want to consider selling the house to someone else so they can complete the work on it.

After a short discussion, Mr. Kollar moved to continue this case until the August, 2017 meeting, seconded by Ms. Biggerstaff. The Commission voted 5-1 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, Thurm. Nays: Brown.)

16. 3503 Lewiston Road (Parcel #0096167) Heirs of Roberta I. Morris. Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Roddy Covington. **(UPHOLD INSPECTOR - ORDER TO REPAIR)**

Code Compliance Administrator LaRue stated that this case was initially inspected on May 11, 2015. 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 16, 2017. The property did not have to be secured. There are no 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.

No one came forward to speak on this matter.

Inspector Covington stated that this was his first visit to the property and there does not appear to be any improvements. The person living in the house is on a very limited income and is disabled and cannot afford to make any improvements to the property. The house is owned by several heirs. Apparently there may also be issues with health and mental capacity of the resident.

Elizabeth Benton, Neighborhood Development, stated in response to some questions posed by Commission members, that the resident does not qualify for subsidized help because the property is not in just his name, as there are multiple heirs that would have to sign off on it.

Ms. Sheridan moved to uphold the inspector and an order to repair be entered, seconded by Mr. Kollar. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Biggerstaff, 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 June 1, 2017; this property is not a duplex or multiunit property; and there are more than five separate minor 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: Keep dwelling in a clean and sanitary condition; there are exposed wiring at light fixtures; the heating system is not capable of maintaining 68 degrees in habitable rooms and bathrooms; there are unclean and unsanitary floors, ceilings and/or walls; the walls have peeling, chipping or flaking paint and must be repaired, removed or covered; there are loose floor coverings that must be repaired or replaced; the ceiling contains holes, loose materials and in disrepair; screens are required on the windows; window glazing is in need of repair; the chimney is not maintained and in good repair; the walls contain cracks, holes or loose plaster or other defective material.

Chair Sheridan stated that the property involved in this matter is located at 3503 Lewiston 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 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 Order of the Inspector is proper in all respects. Therefore, it is Ordered, Resolved and Decreed by vote of the Commission that the Inspector's order to Demolish is upheld. This 8th day of June, 2017.

At this time a break was taken from 3:03 until 3:14 p.m.

**NEW CASES:**

17. 1202 Ardmore Drive (Parcel #0023181) Heirs of John W. Majette, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting Order to Repair. Inspector Rich Stovall.  
**(CONTINUE TO AUGUST 10, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on July 8, 2016. The hearing was held on August 20, 2016 and the Order to Repair or Demolish was issued on the same day. The Order expired on January 19, 2017. The property did not have to be secured. There are children living in the area where the property is located and there not 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 duplex or multiunit property; and there are more than five separate minor 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: All interior 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 material and weatherproof; the foundation walls shall be maintained, plumb and free from cracks, holes or structural defects; retain gutters and downspouts shall be maintained in good repair and free from obstruction; screens are required on the doors and windows; screens and doors shall be self-closing and latching; need to replace missing or damaged glass; all appliances shall be capable of performing in their intended function; there are cracks or missing electrical outlet and switch plate covers; there is exposed wiring in outlets and light fixtures; there is unsafe electrical wiring; missing smoke detectors; carbon monoxide detectors required; the heat with a gas or electric was not on at the time of inspection; the water heating facility shall be properly installed and maintained including an approved leak dye for the discharge pipe properly installed; there are unclean and unsanitary floors, ceilings and/or walls; The roof structural members are rotten or deteriorated; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; foundation walls shall be maintained, plumb and free from cracks,, holes or structural defects; the foundation wall and raisers not maintained or missing; roof trims, gutters and downspouts shall be maintained and in good repair and free of obstruction; buildings are required to have address numbers in a position to be clearly seen from the

street; numbers shall be a contrasting color in a minimum of 4 inches in height; all exterior property shall be maintained free from debris, plant growth in excess of 12 inches; the ceiling has holes, is rotten or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and weather tight; windows are required to have approved sash locking device, screens are required on the doors and windows; windows shall be easily operable and capable of being held in position by window hardware; need to replace missing or damaged glass; and all windows shall be kept in sound condition and good repair and weather tight.

Ms. Benton stated that she spoke with Christine Webster, one of the heirs, who is 89 years old and lives in Maryland and the other heirs are in New York and Michigan and they have nothing to do with the property. The 89 year old heir has taken on the responsibility for taxes and getting the grass mowed. She does not have the money to make repairs but she is trying to work with a local attorney to get control of the property so she can either sell it or fix it. She has asked for a continuance of this matter.

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

18. 1815 Larkin Street (Parcel #0007906) Heirs of Julia E. Gray, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Demolish. Inspector Carla Harrison.  
**(CONTINUED UNTIL OCTOBER 12, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on May 11, 2015. 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 16, 2017. The property did not have to be secured. There are children living in the area where the property is located and there is not 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 May 25, 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; exterior walls shall be free of holes, breaks and loose or rotting material and weatherproof; the foundation walls shall be maintained, plumb and free from cracks, holes, or structural defects; the roof, drains, gutters and downspouts provided shall be maintained in good repair and free of obstruction; screens are required on the doors and windows; screens on the doors shall be self-closing and latching; need to replace missing or damaged glass; all appliances shall be capable of performing the intended function; there are cracked or missing electrical

outlet and switch plate covers; there is exposed wiring at outlets and light fixtures; there is unsafe electrical wiring; there are missing smoke detectors; carbon monoxide detectors are required; the heat whether with gas or electric was not on at time of inspection; the water heating facility shall be properly installed and maintained including an approved relief valve with the discharge pipe properly installed; there are unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; there is rotten flooring that must be repaired; there is loose floor coverings that must be repaired or replaced; there is rotten roof sheathings; the roof structural members are not able to support a nominal load; all exterior doors and door frames shall be kept in sound condition, good repair and weather tight; screens are required on the doors and windows; the screens on the doors shall be self-closing and latching; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition and good repair and weather tight; the bathrooms require ventilation system when a window is not provided; electrical outlet covering is missing; and exterior walls shall be free from holes, breaks and loose or rotting material and are not weatherproof.

Earnest L. Ray, Jr., 5911 Netfield Road, stated that he is an heir to the property and he has applied to the City Rehab Program. There is no one currently living in the property. They are just using it for storage at the moment until they finish the repairs on the house. He is waiting to find out if he qualifies for the Rehab Program before beginning work on the house. Once they are able to get started, he feels it would take some time to complete the project.

Elizabeth Benton stated that if the application is approved, it would go in line with the other houses that are on the Rehab list and it could take about 9 months or possibly a little longer because there was a lag in staffing and there is a full staff now.

Ms. Sheridan moved to continue this case until the October, 2017 meeting, seconded by Ms. Thurm. The Commission voted 6-10 in favor of the motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Brown, Kollar, Thurm. Nays: None.)

19. 803 Ferncrest Drive (Parcel #0041439) Helen G. Knight, Owner. 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 March 3, 2016. The hearing was held on March 23, 2016 and the Order to Repair or Demolish was issued on the same day. The Order expired on December 12, 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.

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 May 30, 2017; this property is not a

duplex or multifamily property; and there are more than five separate minor 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: all appliances shall be capable of performing the intended function; there are cracked or missing electrical outlets and switch plate covers; electrical panel is loose or damaged; electrical equipment needs to be properly installed and maintained; there is exposed wiring at outlets and light fixtures; power was not on at time of inspection; doors are difficult to operate; there are missing smoke detectors and inoperable smoke detectors; heat gas/electric was not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; plumbing fixtures, toilet loose or not properly secured; all exterior property interior shall be kept free from accumulation of rubbish or garbage; the kitchen shall contain enough space to store, prepare, serve and dispose of foods in a sanitary manner; there are unclean and unsanitary floors, ceilings and/or walls; the wall structural members are unable to support the imposed load; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; there are loose floor coverings that must be repaired or replaced; the roof structural members are not able to support a nominal load; the bathrooms are required to have a door with an interior locking mechanism for privacy; bedrooms must have a door and interior lock; bathroom requires ventilation system when a window is not provided.

Robert Rogers, General Contractor, 2206 Cabin Court, was previously sworn in and stated that this house was pretty much gutted and all the walls taken down. They entered into a contract on May 17th and they are about 25% complete at this time. The electrical rough-in is done, the plumbing is in progress, the HVAC is in progress and the framing is in progress. He feels that they are moving along very well. He thinks they will complete the project by October.

Mr. Kollar moved to continue this case until the August, 2017 meeting to make a report of the progress at that time, seconded by Mr. Isakoff. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Brown, Thurm, Kollar. Nays: None.)

20. 2210 Kery Drive (Parcel #0030672) Cynthia Heil & Earl W. Ross, Jr., Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Roddy Covington.  
**(CONTINUED TO JULY 13, 2017 MEETING)**

Code Compliance Administrator LaRue stated that this case was initially inspected on September 23, 2016. The hearing was held on March 7, 2017 and the Order to Repair or Demolish was issued on the same day. The Order expired on April 6, 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.

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 May 30, 2017; this property is not a duplex or multifamily property; and there are more than five separate minor 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 stated that the violations are as follows: There should not be an occupied dwelling unit unless running water is provided to the required fixtures; there are cracked or missing electrical outlet switch plate covers; there is exposed wiring at outlets; the power was not on at the time of inspection; there are missing smoke detectors; a carbon monoxide detector is required; the heat-gas or electric was not on at time of inspection; public facilities must be maintained in a safe, sanitary and functional condition; water was not on at time of inspection; there are unclean and unsanitary floors, ceilings and/or walls; all cracked, loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; the bedrooms must have a door and interior lock; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; electrical equipment needs to be properly installed and maintained; all exterior doors and door frames shall be kept in sound condition and good repair and weather tight; 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; all windows and window frames shall be kept in sound condition and good repair and weather tight; need to replace missing or damaged glass; 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 or loose, rotting materials; all premises shall be graded to prevent erosion and accumulation of stagnant water; the roof, drains, gutters and downspouts shall be maintained in good repair and free of obstruction; all exterior property and premises shall be maintained in a clean and sanitary condition; all stairs, landings, balconies, porches, decks, ramps or other walking surfaces more than 30 inches above floor or grade level shall have guardrails; all exterior stairs with more than 4 risers shall have a handrail on one side of the stair.

Inspector Covington stated that he has not heard from anyone concerning the repairs of this property. He has made several attempts to try to get in touch with someone and has let door hangers but has had no luck in contacting anyone.

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

Chair Sheridan stated that the property involved in this matter is located at 2210 Kery Drive 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 Order of the Inspector is proper in all respects. Therefore, it is Ordered, Resolved and Decreed by vote of the Commission that the Inspector's order to Repair is upheld. This 8th day of June, 2017.

After a short discussion the Commission rescinded the previous order to uphold the inspector and a new motion was made by Ms. Sheridan, seconded by Mr. Brown. The Commission voted 6-0 in favor of the motion to rescind the previous motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Brown, Thurm, Kollar. Nays: None.)

It was determined that this matter would be continued to the July meeting. Mr. Brown then moved to continue the case involving 2210 Kery Drive to the July meeting, seconded by Ms. Thurm. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Biggerstaff, Brown, Thurm, Kollar. Nays: None.)

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

21. 608 Marsh Street (Parcel #0005623) St. James Baptist Church, new owner Demo by owner.  
(RESCIND)
22. 1316 Town Street (Parcel #0018190) Pathways Assoc..LLC, new owner. Repaired by Owner  
(RESCIND)
23. 1609 Martin Luther King, Jr. Dr. (Parcel #0005423) West View Acquisition LLC, new owner  
Repaired by Owner (RESCIND)
24. 4207 Galway Drive (Parcel #005914) Juan Luis Hernandez, new owner. Repaired by owner  
(RESCIND)

Mr. Kollar moved to rescind the above cases as submitted by staff, seconded by Mr. Brown. The Commission voted 6-0 in favor of the motion. (Ayes: Sheridan, Isakoff, Kollar, Brown, Biggerstaff, Thurm. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Commission, the meeting adjourned at 3:45 p.m.

Respectfully submitted,

Ellen Sheridan  
Chair, City of Greensboro Minimum Housing Standards Commission

ES/jd