

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
JULY 11, 2019**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, July 11, 2019 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Peter Isakoff, Chairman; Carolyn Biggerstaff; Suzanne Nazim; Heidi Fleshman; Janne Cannon (Alt); and Andrew Young. Staff present included: Don Sheffield, Chief Building Inspector; Code Compliance Administrator; Lawanda Fountain, Code Compliance Supervisor Brad Tolbert; Cheryl Lilly Office Staff; and Inspectors Roddy Covington, Carla Harrison, Kenneth Taylor, and Jarod LaRue. Also present was Terri Jones, Attorney for the Commission; and Mary Lynn Anderson, City Attorney's Office.

Chair Isakoff welcomed everyone to the meeting and explained the rules and procedures of the Minimum Housing Standards Commission.

1. SWEARING-IN OF CITY STAFF TO TESTIFY:

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

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

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

3. APPROVAL OF MINUTES FROM JUNE 13, 2019 MEETING:

Ms. Nazim moved to approve the June 13, 2019 meeting minutes as written, seconded by Mr. Young. The Commission voted 6-0 in favor of the motion. (Ayes: Nazim, Isakoff, Biggerstaff, Young, Cannon and Fleshman. Nays: none)

4. REQUEST OF STAFF FOR ANY CHANGES TO THE AGENDA:

Item 13 was removed from the agenda.

Continued Cases:

5. 1914 Opal Dr. (Parcel# 0028776) We Buy Houses of the Triad, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued 8/9/18, 12/13/18, 2/14/19, 4/11/19 (**CONTINUED TO AUGUST 8, 2019**)

Lawanda Fountain stated that the date of the initial inspection was March 1, 2016 and the hearing was Mar 22, 2016. The order to repair or demolish was issued on March 23, 2016 and the order expired on April 22, 2016. There are children in the area and there is not a school nearby. There is no history of police complaints and the property did not have to be secured. Staff is requesting an Order to Repair.

Jerry Rogers, Winston-Salem, NC., stated that the property is under contract to sell and it closes on July 22nd. Chair Isakoff asked if the buyer was aware of these proceedings? Mr. Rogers stated that the buyer was aware and intends on fully remodeling the property.

Ms. Fleshman made a motion to continue for 30 days, seconded by Chair Isakoff. The Board voted 6-0 in favor of the motion (Ayes: Fleshman, Biggerstaff, Young, Nazim, Isakoff and Cannon. Nays: None).

6. 633 Scott St. (Parcel# 0016794) Marketing, LLC. Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from 1/10/19, 4/11/19. **(CONTINUED TO SEPTEMBER 12, 2019)**

Lawanda Fountain stated that the date of the initial inspection was May 30, 2018 and the hearing was June 26, 2018. The order to repair or demolish was issued on June 29, 2018 and the order expired on July 30, 2018. There are children in the area and there is not a school nearby. There is no history of police complaints and the property did not have to be secured. Staff is requesting an Order to Repair.

Jonathan Kirkman, 117 E. Ramseur Road, stated that they have had to find new staff. The electrical and plumbing rough-in inspected. They are doing the sheetrock and the vinyl siding is almost finished. Chair Isakoff stated that the last time Mr. Kirkman was here it was stated that Mr. Kirkman would be able to finish in two to three months according to the notes. Mr. Kirkman stated that the project fell behind because the crew they had hired just up and left. Chair Isakoff asked Inspector Covington about the progress on this property? Inspector Covington stated that he was out there on July 1, 2019 and its pretty much done. Mr. Kirkman just needs a little more time. Chair Isakoff stated that he would be inclined to give Mr. Kirkman more time.

Ms. Biggerstaff made a motion to continue for 60 days, seconded by Ms. Nazim. The Board voted 6-0 in favor of the motion (Ayes: Fleshman, Biggerstaff, Young, Nazim, Isakoff and Cannon Nays: None).

7. 318 & 320 Dolley Madison Rd. (Parcel# 0042228) Danella Davis, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from 4/13/17, 6/18/17, 8/10/17, 9/14/17, 12/14/17, 2/8/18, 5/10/18, 9/13/18, 10/11/18, 12/13/18, 1/10/19, 3/14/19, 5/9/19. **(CONTINUE TO OCTOBER 10, 2019)**

Lawanda Fountain stated that the date of the initial inspection was February 19, 2016 & March 3, 2016 and the hearing was February 14, 2017. The order to repair or demolish was issued on February 14, 2017 and the order expired on March 14, 2017. There are children in the area and there is not a school nearby. There is no history of police complaints and the property did not have to be secured. Staff is requesting an Order to Repair.

Barbara Washington, P.O. Box 21242 Greensboro, NC., & Danella Davis, 678 Brook Bank Road, Summerfield NC., stated that they plan to get written certification from HVAC that the heating system is in order. All the plumbing code violations have been cleared, but they are not getting water into the house. They contacted the City of Greensboro and the City came out and checked it. There was a new meter and it was not moving at all. They are trying to get that fixed. They are going to get a written confirmation from Piedmont Gas stating that the fireplace will not be used, and everything has been disconnected. They are going to replace the windows last. They have been ordered and are ready to be delivered, however, due to the past vandalism they would like permission to do the windows last. The railing around the upstairs hall has been fixed. Chair Isakoff asked how much time they needed? Inspector Covington stated that in 90 days they could complete, and they are moving along with the repairs. Chair Isakoff asked if the property was secured? Ms. Washington stated that it was.

Ms. Nazim made a motion to continue for 90 days, second by Chair Isakoff. The Board voted 6-0 in favor of the motion (Ayes: Fleshman, Biggerstaff, Young, Nazim, Isakoff and Cannon. Nays: None).

8. 3421 Witchita Place (Parcel# 0046732) Eliot & Brian Seward, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Carla Harrison. Continued from 6/13/19. **(CONTINUED TO AUGUST 8, 2019)**

Lawanda Fountain stated that the date of the initial inspection was September 5, 2018 and the hearing was on October 2, 2018. The order was issued on October 2, 2018 and expired on November 2, 2018. There are children in the area and a school nearby. There is a history of police complaints. Staff is requesting an order to repair.

William Seward, 469 Brown Road, Brown Summit, NC stated that he could have everything done by the end of August. Ms. Fleshman made a motion to continue for 30 days until the August 8th meeting. Ms. Nazim stated that the notes from last month stated that there still had been no permits and wanted to know if the permits have been pulled yet. Mr. Seward stated that the permits had not been pulled yet. He has found an electrician and the permits will be pulled then. Don Sheffield stated that he would not need the permit until he starts the work. Ms. Nazim asked Mr. Sheffield if Mr. Seward needed a permit? Don Sheffield stated that he would need a permit. Chair Isakoff asked Inspector Harrison about the progress of these violations? Inspector Harrison stated that he was not able to do much work because the tenant was in the house and has been gone about two months now. There have been a few repairs on the inside but not much. Chair Isakoff stated that he would like to give more time, but there hasn't been a lot of progress made, so far. Chair Isakoff seconded the motion. The Board voted 6-0 in favor of the continuance (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, and Nazim Nays: None).

9. 818 Waugh St. (Parcel # 0020651) A.J., Patricia & Jacqueline Ruggiero, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an **Order to Repair.** Inspector Jarod LaRue. Continued from 4/11/19. **(CONTINUED TO AUGUST 8, 2019).**

Lawanda Fountain stated that the date of the initial inspection was May 29, 2018 and the hearing was June 6, 2018. The order to repair or demolish was issued on March 23, 2016 and the order expired on June 21, 2018. There are children in the area and there is a school nearby. There is no history of police complaints and the property did not have to be secured. Staff is requesting an Order to Repair.

Chair Isakoff asked Inspector LaRue if he had heard anything from the owners? Inspector LaRue stated that the owner had planned to be there, but he re-injured himself. Inspector LaRue stated that he did text the owner before the meeting and he is expecting to have all the repairs completed in 30 days.

Chair Isakoff made a motion to continue for 30 days, seconded by Ms. Biggerstaff. The Board voted 6-0 in favor of the motion (Ayes: Fleshman, Biggerstaff, Young, Nazim, Isakoff and Cannon Nays: None).

10. 748 Park Ave. (Parcel #0004609) Shirley Weaver, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Kenneth Taylor. Continued from 12/13/18, 3/14/19, 5/9/19

This item was held to later during the meeting since the owner was having car trouble but was trying to get to the meeting.

11 & 12. 324 & 322 S. Tate St. (Parcel# 0006314 & 0006313) Doris Yeattes Trustee under Yeattes Family Survivors Trust, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order**

to Repair. Inspector Roddy Covington. Continued from 1/10/19, 3/14/19, 5/9/19. **(CONTINUED TO OCTOBER 10, 2019)**).

Lawanda Fountain stated that the date of the initial inspection was May 15, 2018 and the hearing was June 2, 2018. The order to repair or demolish was issued on June 12, 2018 and the order expired on July 12, 2019. There are children in the area and there is a school nearby. There is no history of police complaints and the property did not have to be secured. Staff is requesting an Order to Repair.

Daryl Cooper, 1201 Bunny Trail, Winston-Salem, NC, stated that he was the general contractor for this property. The roofing contractor came in and tore the roof off both houses and papered them back. During one of the storms the paper got lifted and there was some water damage to the upstairs back of the house on 324 and 322 also had damaged. The roofs are now completed. Due to the damages from the storms it set them back on completing. There was mold in the attic. Mr. Cooper had someone come out and look at the mold and the mold has now been removed. He presented a letter to prove that the mold set them back. Monday, they plan to start sheet rocking again. He needs about two months to complete.

Jon Yeattes, 320 Tate St., owner stated that there was a gate issue due to vandalism and burglary that occurred. Mr. Yeattes filed a police report. They have now fixed that issue. Mr. Cooper stated that the video was made prior to the damage and the video did not show the damage that was made from the roof leaking.

Ms. Fleshman made a motion to continue for 90 days, seconded by Ms. Nazim. The Board voted 6-0 in favor of the motion (**Ayes:** Fleshman, Biggerstaff, Young, Nazim, Isakoff and Cannon Nays: None).

13. 803 Oak St. (Parcel #0005700) Triad East Properties, LLC. Owner. In the Matter of Order to Repair, Alter, or Improve Structure. Requesting an **Order to Repair.** Inspector Roddy Covington. Continued from 2/14/19, 5/9/19. **(REMOVED)**

This item was removed from the agenda.

14. 316 S. Tate St. (Parcel #0006310) Ronald Kenneth Fulp, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. Requesting an **Order to Repair.** Inspector Roddy Covington. Continued from 6/13/19. **(CONTINUED TO AUGUST 8, 2019)**.

Lawanda Fountain stated that the date of the initial inspection was May 1, 2018 and the hearing was on June 5, 2018. The order to repair or demolish was issued on June 5, 2018 and it expired on July 5, 2018. There are children in the area and there is a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Ronald Fulp, 316 Tate St., stated that his boss has given him the finances to complete the project. The contractor is coming in on Saturday morning to do the initial estimate. Chair Isakoff asked if the contractor had given Mr. Fulp a timeline on when it could be completed? Mr. Fulp stated that he had not because the contractor wasn't coming out until Saturday. Chair Isakoff asked Mr. Fulp if had hired the contractor? Mr. Fulp stated that he has not. Chair Isakoff asked if Mr. Fulp has done any work since the last meeting? Mr. Fulp stated that $\frac{3}{4}$ of the outside was done. Chair Isakoff stated he would be inclined to give 30 days. Ms. Fleshman stated she was inclined to uphold the inspector. Chair Isakoff stated that this was first on the June 13 agenda. Ms. Fleshman stated that the docket shows that there have been many continuances given on this case.

Ms. Biggerstaff made a motion to continue for 30 days, seconded by Mr. Young. The Board voted 4-2 in favor of the motion (**Ayes:** Biggerstaff, Cannon, Isakoff and Young. Nays: Fleshman and Nazim.)

New Cases:

15. 207 Huffman St. (Parcel# 0010318) Irene Agaipon, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Kenneth Taylor (**CONTINUED TO AUGUST 8, 2019**)

Lawanda Fountain stated that the date of initial inspection was on October 4, 2018 and the hearing was on November 20, 2018. The date of order to repair was on November 20, 2018 and it expired on December 20, 2018. There are children in the area. There is not a school nearby and the property did not have to be secured. Staff is requesting an Order to Repair.

Counsel Jones asked Inspector Taylor if the video that was shown depicted the actual property? Inspector Taylor stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector Taylor stated that it was inspected on July 3, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) minor violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations are as follows: Cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; door difficult to open; heat not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms and bathrooms; plumbing facilities must be maintained in a safe, sanitary, an functional condition; water not on at time of inspection; plumbing fixture/toilet loose/not properly secured; kitchens shall contain enough space to store, prepare, serve, and disposal of foods in a sanitary manner; all peeling, chipping, flaking or abraided 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; unsafe condition on the interior of the structure; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily operable from the interior, without the use of keys or special effort; windows are required to have an approved sash locking device; all windows shall be easily operable and capable of being held in position by window hardware; bathroom requires ventilation system when window isn't provided; open ground outlets; install GFI receptacles or breakers to cover outlets in kitchen and bath countertops; replace painted outlets and switches; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; unsafe conditions on exterior of building; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint and other protective covering; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair, and be weathertight; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200lbs applied in any direction and shall be maintained in good condition; handrails are loos, damaged, or improperly maintained; and screens required on windows.

Irene Agapion Martinez, 625 S. Elm Street, stated that this was a police-driven complaint. She had rented this house to two nice females who let other people live there and Ms. Martinez did not know about it. The police had to do a drug raid and that is how this case came about. Ms. Martinez had a hard time removing everyone who stayed there because she didn't have all the names. Eventually they just moved out. The foundation, deck, electrical problems corrected, the broken electric heaters and painting has been done. This one has not been completed yet is because the contractor was only available on weekends in the beginning. The contractor will be able to be start full-time on this property on Wednesday. Ms. Martinez was asking for 60 days to complete. Chair Isakoff stated that his concern was that there are minor violations that could have

already been done. Ms. Martinez stated that this was still a new case. She has every intention to fix the repairs. Ms. Martinez stated that if they wanted to uphold the inspector that was fine. She just wanted the same rights as every other citizen. Mr. Young asked when the last time this property was occupied? Ms. Martinez stated that since September of last year. Chair Isakoff stated that they do not hold any case to a different standard than any other case. Previous cases today there was issues with molding and plumbing that needed to be fixed and they take that into account when looking at cases. Ms. Martinez stated that this property has not been sitting there unattended.

Ms. Fleshman made a motion to continue for 30 days, seconded by Ms. Nazim. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young and Nazim. Nays: None).

16. 751 Jennifer St. (Parcel# 0013433) Despina Agaipon & Anthony Psatha, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Kenneth Taylor (CONTINUED TO AUGUST 8, 2019)

Lawanda Fountain stated that the date of initial inspection was on February 7, 2018 and the hearing was on March 20, 2018. The date of order to repair was on September 5, 2018 and it expired on October 5, 2018. There are children in the area. There is a school nearby and the property did not have to be secured.

Counsel Jones asked Inspector Taylor if the video that was shown depicted the actual property? Inspector Covington stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector Taylor stated that it was last inspected on July 3rd, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. She was then asked to read the violations into the record. The violations are as follows: Plumbing facilities must be maintained in a safe, sanitary, and functional condition; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; windows are required to have an approved sash locking device; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair, and be weathertight; 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; chimneys shall be maintained structurally and in good repair; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; rotten roof sheathing; and unsafe electrical wiring.

Irene Agapion Martinez, 625 S. Elm St., stated that she was there representing the owner. The owner lives out of state. The owners have been out of the country, but they have been sending money for the repairs. The electrical has already been completed. The owners are asking for 60 days. Chair Isakoff stated that this was like the other case in that there were minor violations that could have already been fixed. Ms. Fleshman asked Inspector Taylor if he had anything to add? Inspector Taylor stated that he did not.

Chair Isakoff made a motion to continue for 30 days, seconded by Ms. Fleshman. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young and Nazim Nays: None).

15. 1012 Haywood St. (Parcel #0005920) Bulent Bediz, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington (UPHELD-ORDER TO DEMOLISH)

Lawanda Fountain stated that the date of initial inspection was on December 6, 2017 and the hearing was on January 2, 2018. The date of Order to Repair was issued on January 2, 2018 and the order expired on February 2, 2018. There are children in the area. There is no school nearby and the property did not have to be secured. Staff is requesting an Order to Demolish.

Counsel Jones asked Inspector Covington if the video that was shown depicted the actual property? Inspector Covington stated that it did. She then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. She then asked when the property was last inspected? Inspector Covington stated that it was last inspected on July 3, 2019. She then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. She was then asked to read the violations into the record. The violations are as follows: Cracked or missing electrical outlet cover; exposed wiring at light fixture; power not on at time of inspection; unsafe electrical wiring; missing smoke detectors; inoperable smoke detectors; Carbon Monoxide detector required; duct system must be capable of performing required function; heat not on at time of inspection; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet, and separate kitchen sink, and the owner maintain all plumbing facilities and fixtures; water not on at time of inspection; water heating facilities shall be properly installed and maintained; plumbing fixture/toilet loose/not properly secured; door difficult to operate; 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; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; ceiling contains holes. loose material and/or in disrepair; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort; 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, and loose or rotting materials; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; electrical equipment needs to be properly installed and maintained; and steps rotten or in disrepair.

Bulent Bediz, 808 Lexington Ave., stated that he would like to present a packet to the Board. He presented a packet that showed his story of trying to save this house. This is a historic structure. It is a Sears Craftsmen Kit House. It was one of six such kit houses moved to Glenwood in 1908. The University knocked down four of the kit houses. Mr. Bediz had an agreement with the University to save the six houses, but they demolished them. 100's of houses was demolished within a three-block area and he thinks it is criminal. Chair Isakoff asked Mr. Bediz to focus on the property at 1012 Haywood Court. Mr. Bediz stated that he picked the house up from 714 Highland Avenue and moved it to 1012 Haywood Court. At 1012 Haywood Court there was another house and Mr. Bediz demolished it and put this house in its place. Mr. Young asked Mr. Bediz if he had a concrete plan? Mr. Bediz stated that this property together with other properties are going to be in a court hearing in August. Mr. Bediz has six properties that they are trying to restore and that includes this house. Chair Isakoff asked what type of legal proceedings will be going on? Mr. Bediz stated that this was a County Tax Dealing with Foreclosure hearing. This property is not a repair project, it will be a complete rebuild project. Mr. Bediz said that he has many drawings to bring this property into modern times. He is asking for a continuance until the August meeting. Chair Isakoff stated that the court hearing would not keep him from doing the repairs now. Mr. Bediz stated that he can't do this thing on his own at this time. Chair Isakoff asked if there was a funding issue? Mr. Bediz stated that it was and legal because there are concerns about what is going to happen in court. Chair Isakoff asked Mr. Bediz what day in August was the court hearing? Mr. Bediz stated that the court hearing was on August 25, 2019. Ms. Nazim asked Mr. Bediz why he allowed the house to sit there and not do anything in so long? Mr. Bediz stated that the original photograph on the cover shows the house in its original location on Highland Avenue. Mr. Bediz stated that he thought he was going to move it exactly as it was, but the University jumped the gun and hired

a contractor and they took all the siding. Mr. Bediz stated that everything will be brand new. He has been struggling to get help from Historic Preservation to save these properties. The properties date back to the 1900's. Chair Isakoff stated that this was an Order to Demolish and his concern is that it is not being repaired right now. Ms. Fleshman stated that she sees that this has been ignored for five years.

Ms. Fleshman made a motion to uphold the inspector, seconded by Ms. Biggerstaff. The Board voted 5-1 in favor of the motion (Ayes: Cannon, Biggerstaff, Fleshman, Young and Nazim. Nays: Isakoff).

Chair Isakoff stated that the property involved in this matter is located at **1012 Haywood Street** in Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of 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 more than 50% 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 facts, 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 on this 11th day of July.**

18. 1310 Valleyview St. (Parcel# 0021664) William & Marian Graves, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. **(CONTINUED TO AUGUST 8, 2019).**

Lawanda Fountain stated that the date of initial inspection was on February 1, 2019 and the hearing was on February 27, 2019. The order to repair was issued on February 27, 2019 and it expired on May 6, 2019. There are children in the area and there is a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown depicted the actual property? Inspector LaRue stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector LaRue stated that it was last inspected on July 3, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations are as follows: Exterior walls shall be free of holes, breaks, and loose or rotting materials; replace missing or damaged glass; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; unsafe conditions on exterior of building; 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; exterior walls shall be free of holes, breaks and loose or rotting materials; unsafe electrical wiring; loose floor covering must be repaired or replaced; all appliances shall be capable of performing the intended function; cracked or missing electrical covers; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; heat not on at time of inspection; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet, and separate kitchen sink, and the owner maintain all plumbing facilities and fixtures; water not on at time of inspection; power not on at time of inspection; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; missing smoke detectors.

Marian Graves & William Graves, 216 Norwood Court, Mebane NC, stated that they recently acquired the property and are not thoroughly aware of the violations. They have hired an electrician for the electrical work, and it has already passed inspection. There were two permits pulled for electrical work and the temporary pole. Those permit numbers are 201907619 and 201907621 and they were pulled on May 13, 2019. Chair Isakoff asked if she knew how long this would take to complete? Ms. Graves stated that he did not because he has been recently hurt, but they have recently requested estimates from other contractors and will be meeting them at they property over the weekend. Chair Isakoff asked if she was aware of this action when she bought the property? Ms. Graves stated that she did not, but they do have the funding to fix the violations. Chair Isakoff asked what their intention is with the property? Ms. Graves stated that she would like to put her daughter in the house while she in college. Chair Isakoff made a motion for a 90-day continuance. Ms. Fleshman stated that she was inclined to give them 30 days for a continuance so they can keep a closer eye on this case just like they did with other cases. Chair Isakoff withdrew his motion.

Ms. Fleshman made a motion to continue for 30 days, seconded by Ms. Nazim. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, and Nazim Nays: None).

Ms. Fleshman asked if Ms. Graves had received notification? Ms. Graves stated that she received no notification at all. Ms. Graves got a phone call from Inspector LaRue telling her about the meeting.

19. 1808 McKnight Mill Rd. (1830 A, B, D, and F) (Parcel# 0048262 Utah Holdings Group LLC., Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue (**UPHELD-Order to Repair**))

Lawanda Fountain stated that the date of the initial inspection for all units was January 10, 2019 and the hearing was January 29, 2019. The order was issued on January 29, 2019 and expired on March 1, 2019. There are children in the area and there is not a school nearby. There are no history of police complaints and the property did no have to be secured. Staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown depicted the actual property? Inspector LaRue stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector LaRue stated that is was last inspected on July 1, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations are as follows for Unit A: Electrical equipment needs to be properly installed and maintained; heat not on at time of inspection; water not on at time of inspection; electrical panel missing knock out blanks; all systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code; unsafe electrical wiring; missing smoke detectors; door difficult to operate; cracked or missing electrical outlet cover; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; all structures shall be kept free from insect and rodent infestations; plumbing facilities must be maintained in a safe, sanitary, and functional condition; bathrooms are required to have a door with interior locking mechanism for privacy; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink and the owner maintain all plumbing facilities and fixtures; all appliances shall be capable of performing the intended function; exterior walls shall be free of holes, breaks, and loose or rotting material; and roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction.

The violations for Unit B are as follows: Heat not on at time of inspection; water not on at time of inspection; inoperable smoke detectors; electrical panel loose or damaged; door difficult to operate; Exterior walls shall be free of holes, breaks and loose or rotting materials; and roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction.

The violations for unit D are as follows: Electrical Equipment needs to be properly installed and maintained; heat not on at time of inspection; water not on at time of inspection; buildings are required to have approved address numbers in a position plainly visible from the street; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; loose floor covering must be repaired or replaced; all appliances shall be capable of performing the intended function; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; replace missing or damage glass; cracked or missing electrical outlet covers; cracked or missing switch plate cover; bedrooms must have a door and interior lock; each dwelling unit shall have a bathtub or shower, bathroom sink, toilet and separate kitchen sink and the owner maintain all plumbing facilities and fixtures; 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.

The violations for unit F are as follows: Unclean and unsanitary floors, ceilings, and/or walls; 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; bathrooms are required to have a door with an interior locking mechanism for privacy; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction.

Inspector LaRue read an email from the property manager stating that Unit A would be ready by July 9, 2019; Unit B will be ready by July 12, 2019; Unit D will be ready by July 22, 2019; and Unit F will be ready by July 19, 2019. Don Sheffield stated that there are no permits pulled for this property. Chair Isakoff stated that it sounded like they were making good progress and trying to get this done. Don Sheffield stated that they would need a license plumber so a permit would have to be pulled. Ms. Fleshman stated that she had some concerns because even though the email stated that they had some things completed Inspector LaRue was unable to confirm.

Ms. Fleshman made a motion to uphold the inspector, seconded by Ms. Nazim. The Board voted 6-0 in favor of the motion. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young and Nazim Nays: None).

Chair Isakoff stated that the property involved in this matter is located at **1808 McKnight Mill Road 1830 Units A, B, D, and F** in Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of 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% 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 facts, 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 on this 11th day of July**.

20. 1607 Seventeenth St. (Parcel #0031989) Frederick Junior Robertson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an **Order to Repair**. Inspector Carla Harrison (**UPHELD-ORDER TO REPAIR**).

Lawanda Fountain stated that the initial date of inspection was October 16, 2018 and the hearing was November 13, 2018. The order was issued on November 13, 2018 and expired on December 14, 2018. There are children in the area and there is a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Jones asked Inspector Harrison if the video that was shown depicted the actual property? Inspector Harrison stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector Harrison stated that it was last inspected on July 1, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations are as follows; Cracked or missing electrical outlet cover; electrical panel missing knock out blanks; electrical equipment needs to be properly installed and maintained; door difficult to operate; broken light fixture; inoperable smoke detectors; clothes dryer exhaust systems are required to be independent of other systems and shall be exhausted to the exterior; duct system must be capable of performing required function; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; bathroom hallway under repair-missing faucets, broken tiles, and surround wall; plumbing fixture/toilet loose/not properly secured; kitchens 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 cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten roof sheathing; loose floor covering must be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200lbs applied in any direction and shall be maintained in good condition; unsafe conditions on exterior of building; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; water supply to all plumbing fixtures shall have an adequate volume and pressure to enable fixtures to operate properly; and missing smoke detectors.

Chair Isakoff stated that this case was tenant-driven complaint and it sounded like that the owner has not been responsive. Inspector Harrison stated that Chair Isakoff was correct and that she has not spoken to the owner since December 2018. Since then the owner has changed numbers, she has no way of contacting him. Chair Isakoff asked if anything had been done? Inspector Harrison stated that nothing had been done.

Chair Isakoff made a motion to uphold the inspector, seconded by Ms. Nazim. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Biggerstaff, Fleshman, Isakoff, Young and Nazim Nays: None).

Chair Isakoff stated that the property involved in this matter is located at **1607 Seventeenth Street** in Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of 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% 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 facts, 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 on this 11th day of July.**

21. 2903 E. Bessemer St. (Parcel #0020734) Jose Humberto Sosa Altamirano & Veronica Sosa Peralta, Owners. In the Matter of Order to Repair, Alter, or Improve Structures. Requesting an **Order to Demolish.** Inspector Jarod LaRue (**CONTINUED TO AUGUST 8, 2019**).

Lawanda Fountain stated that the initial date of inspection was April 11, 2018 and the hearing was July 10, 2018. The order was issued on July 10, 2018 and expired on March 12, 2019. There are children in the area and there is a school nearby. There is no history of police complaints. The property did have to be secured by the City. Staff is requesting an Order to Demolish.

Counsel Jones asked Inspector LaRue if the video that was shown depicted the actual property? Inspector LaRue stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector LaRue stated that it was last inspected on July 8, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations are as follows: Rotten flooring must be repaired; power not on at time of inspection; heat not on at time of inspection; water not on at time of inspection; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; Handrails loose, damaged or improperly maintained; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair and be weathertight; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink and the owner maintain all plumbing fixtures and facilities; missing smoke detector; Exterior walls shall be free of holes, breaks and loose or rotting materials; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; and screens required on windows.

Jose Humberto Sosa Altamirano stated that he has completed about 60% of the violations and needs 60 more days to complete. Chair Isakoff asked Mr. Altamirano if it was just him working on it or if he had a contractor. Mr. Altamirano stated that he was doing it himself. Chair Isakoff asked Inspector LaRue about the progress? Inspector LaRue stated that his primary concern was the front porch and bathroom. Chair Isakoff if the 60% completed was accurate? Inspector LaRue stated that according to the violations he has 60% has not been completed. Chair Isakoff asked if any building permits were required? Don Sheffield stated that he has building permits for the addition and bathroom. The problem is that his electrical permit has been cancelled by the electrician. Mr. Altamirano stated that he did not know about the permit being cancelled. Don Sheffield stated that he would need to get another electrician and permit. Mr. Altamirano stated that the last thing he was told about the electric was that they were waiting on an inspection. Ms. Nazim stated that they should ask him to come back in 30 days to make sure he has his electrical permit pulled. Mr. Altamirano stated that most of the electric is done. Don Sheffield stated that the electrician never called in the inspection. Mr. Altamirano stated that he did not know that, and he was going to talk to the electrician.

Ms. Nazim made a motion to continue for 30 days, seconded by Ms. Biggerstaff. The Board voted 5-1 in favor of the motion (Ayes: Cannon, Biggerstaff, Isakoff, Young and Nazim Nays: Fleshman).

22. & 23. 2500-A Wendover Ave. & 2506-C E. Wendover Ave (Parcel #0020023) FINAO Properties, LLC, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. Requesting an **Order to Repair**. Inspector Jarod LaRue (**CONTINUED TO AUGUST 8, 2019**)

Lawanda Fountain stated that the initial date of inspection for 2500-A was on November 30, 2018 and for 2506-C was December 14, 2018 and the hearing for 2500-A was December 27, 2018. For 2506-C the hearing was on January 3, 2019. The order for 2500-A was issued on December 27, 2018 and expired on January 28, 2019. The order for 2506-C was issued on January 3, 2019 and expired on February 4, 2019. There are children in the area and there is a school nearby. There is no history of police complaints. The property did not have to be secure. Staff is requesting an Order to Repair.

Counsel Jones asked Inspector LaRue if the video that was shown depicted the actual property? Inspector LaRue stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector LaRue stated that it was last inspected on July 11, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations for 2500-A are as follows: All appliances shall be capable of performing the intended function; duct system must be capable of performing required function; missing smoke detectors; plumbing fixtures stopped up or clogged; all cracked or loose plaster, decayed wood, or other defective surface conditions shall be repaired or replaced; screens required on doors; exterior walls shall be free of holes, breaks and loose or rotting materials; electrical equipment needs to be properly installed and maintained; all systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction.

The violations for 2506-C are as follows: : All appliances shall be capable of performing the intended function; duct system must be capable of performing required function; missing smoke detectors; plumbing fixtures stopped up or clogged; all cracked or loose plaster, decayed wood, or other defective surface conditions shall be repaired or replaced; electrical equipment needs to be properly installed and maintained; screens required on doors; exterior walls shall be free of holes, breaks and loose or rotting materials; all systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; door difficult to operate; all windows and window frames shall be kept in sound condition, and good repair and be weathertight.

Hugh McPartlan 1823 New Bedford Drive, stated that with unit C he worked with the tenant for about three months because she had children and when he filed eviction, she made a complaint. Chair Isakoff asked if the tenant was doing anything to fix the violations? Mr. McPartlan stated that she did not. Chair Isakoff asked Mr. McPartlan when the tenant moved out? Mr. McPartlan stated that she had moved out about three months ago. Chair Isakoff asked Mr. McPartlan how long he needed to complete these units? Mr. McPartlan stated that one unit is just about ready, so he needed about 30 more days to complete. Chair Isakoff asked Mr. McPartlan about Unit A? Mr. McPartlan stated that there was a fire in that unit, and he is fighting with the insurance company, but he will repair it. Chair Isakoff asked Inspector LaRue about the progress for

these two units. Inspector LaRue stated that Unit C looks like it can be done within the next week or two and Unit A is obviously going to take longer because the insurance is holding it up.

Ms. Fleshman made a motion for Unit C for 30 days, seconded by Chair Isakoff. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young and Nazim Nays: None).

Chair Isakoff asked Mr. McPartlan if the insurance company had given him a timeframe of when he was going to get the money? Mr. McPartlan stated that they were arguing over the money. The insurance company does not want to give him what he thinks it is worth. Mr. McPartlan stated that he could have Unit C done in 30 days.

Chair Isakoff made a motion for Unit A for 30 days, seconded by Ms. Fleshman. The board voted 6-0 in favor of the motion. (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young and Nazim Nays: None).

REQUEST TO AMEND PRIOR COMMISSION RESOLUTIONS – CASES:

24. 2325 Pincroft Rd. (Parcel # 0040490) Dean C. Shirley Request to Amend prior **Resolution for an Order to Repair** to a **Resolution for an Order to Demolish**. Inspector Brad Tolbert.

Lawanda Fountain stated that the initial date of inspection was on August 10, 2016 and the hearing was on September 15, 2016. The order was issued on September 15, 2016 and expired on October 15, 2016. There are children in the area and there is a school nearby. There is no history of police complaints. The property did not have to be secure. Staff is requesting an Order to Demolish.

Counsel Jones asked if the video that was shown depicted the actual property? Inspector Tolbert stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing?

Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector Tolbert stated that it was last inspected on July 9, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations are as follows: Buildings are required to have approved address numbers in a position plainly visible from the street; ceiling contains holes, rotten or in disrepair; Heat not on at time of inspection; water not on at time of inspection; all structures shall be kept free from insect and rodent infestations; dwelling needs 3 wire, 120/240 Volt 60 Amp Service; loose floor covering must be repaired or replaced; rotten roof sheathing; roof not properly anchored; structural member not able to support nominal load; structural member rotten or deteriorated; power not on at time of inspection; missing smoke detectors; Carbon Monoxide detector required; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; handrails loose, damaged or improperly maintained; Steps rotten or in disrepair; deck, porch, and/or patio flooring rotten or in disrepair; and Unclean and unsanitary floors, ceilings, and/or walls.

Counsel Jones asked Inspector Tolbert what shape the property was in? Inspector Tolbert stated since 2016 when it was upheld the property is deteriorating. There are holes in the roof and one side is getting ready to collapse. This is one of the worst ones in Greensboro. Inspector Tolbert stated that he has not had any contact with anyone about this property. Counsel Jones asked if any of the violations have been corrected? Inspector Tolbert stated there had not been any corrected.

Ms. Fleshman stated that she thought they had already upheld this case? Chair Isakoff stated that the Board upheld the inspector before on January 12th, 2017 and no one showed up so, the City condemned it. The cost

of repairs has increased and crossed that 50% threshold. Counsel Jones stated it is now up to the City to take corrective action.

Ms. Fleshman made a motion to amend the prior order from Order to Repair to an Order to Demolish, seconded by Chair Isakoff. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, and Nazim Nays: None).

REQUEST TO RESCIND PRIOR COMMISSION RESOLUTION FOR DEMOLITION AND REPAIR CASES:

25. 605 Waugh St. (Parcel #0020603) Basil T. aka Bill & Sophia S. Agapion – Repaired by owner

Mr. Young recused himself from this item.

Chair Isakoff made a motion to rescind prior commission resolution, seconded by Ms. Biggerstaff. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young and Nazim Nays: None).

10. 748 Park Ave. (Parcel #0004609) Shirley Weaver, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an **Order to Repair**. Inspector Kenneth Taylor. Continued from 12/13/18, 3/14/19, 5/9/19 (**UPHELD-ORDER TO REPAIR**)

Lawanda Fountain stated that the date of initial inspection was October 20, 2017 and the hearing was on November 14, 2017. The order was issued on November 15, 2017 and expired on December 15, 2017. There are children in the area. There is not a school nearby. The property did not have to be secured. Staff is requesting an Order to Repair.

Chair Isakoff asked Inspector Taylor about his interactions with the owner? Inspector Taylor stated progress is moving very slow. The owner was supposed to do some outside work, but Inspector Taylor did not get to go by there. Inspector Taylor stated that this was a big job for one man. The owner has boarded up one window. Chair Isakoff stated that last time the Board recommended that he get a contractor. Ms. Fleshman stated that they had already given him 30 days and he came back, and they continued it again.

Ms. Fleshman made a motion to uphold the inspector, seconded by Ms. Cannon. The Board voted 6-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, and Nazim Nays: None)

Counsel Jones asked if the video that was shown depicted the actual property? Inspector Taylor stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing?

Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector Taylor stated that it was last inspected on July 9, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was not. Counsel Jones asked if there were more than five (5) non-major violations or at least one (1) major violation? Lawanda Fountain stated that there was. Lawanda Fountain was then asked to read the violations into the record. The violations are as follows: Structural member unable to support imposed load; bedrooms must have a door and interior lock; Inoperable smoke detectors; Carbon Monoxide detector required; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks, and loose or rotting materials; exterior walls not weatherproof; deck, porch and/patio flooring rotten or in disrepair; all accessory structures, including detached garages, fences, and walls shall be maintained structurally sound and in good condition; rotten flooring must be repaired; 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; power not on at time of inspection; heat not on at time of inspection; water not on at time of inspection; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; replace missing or damaged glass.

Chair Isakoff stated that the property involved in this matter is located at **748 Park Avenue** in Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of 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% 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 facts, 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 on this 11th day of July**.

ADJOURNMENT

There being no further business before the Commission, the meeting adjourned at 4:54 p.m.

Respectfully submitted,

Peter Isakoff
Chairman, City of Greensboro Minimum Housing Standards Commission

PI: pr/jd