

City of Durham
Housing Appeals Board Emergency Meeting

807 E. Main Street

April 4, 2022

5:00 P.M.

AGENDA

1. Call to Order

2. Roll Call

Members

Fredrick Davis, II

Maria Perry

Chanel Chambers

Kevin Davis

Madeline Miller

Alternates

Darren Chester

Elisabeth Wiener

Teresa Ray Chicarelli

3. Adjustments to the Agenda

4. Swearing of Witnesses

5. Hearing and Determination

Case(s) for Repair Only or Repair or Demolish

- a. *Docket No.: FY22-HAB016, Housing Code Violations
600 Audubon Lake Dr., 3A-12, Parcel No.: 178277*
- b. *Docket No.: FY22-HAB017, Housing Code Violations
18 Joel Ct., Parcel No.: 132362*

6. Adjournment

Housing Appeals Board

Staff Report

HAB MEETING: April 4, 2022

DOCKET#: FY23-HAB016

ADDRESS: 600 AUDUBON LAKE DR., 3A-12, Parcel No.: 178277

CURRENT INSPECTOR: Bobby Matthews

INSPECTION: Complaint

OWNER(S): CHRISTOPHER WARE
2209 TIFFANY CIRCLE
GARLAND, TX 75043

I. Background: Melanie Gartrell, Housing Appeals Board & Enforcement Performance Strategist

600 AUDUBON LAKE DR., 3A-12 was inspected by Code Enforcement Officer Bobby Matthews on 03/30/22, in response to being alerted by tenant that she had been without hot water for over 24 hours. The inspection confirmed that the water heater was leaking preventing hot water supply to the dwelling and is in violation of the City of Durham Housing Code. This condition poses an immediate threat of danger or harm to the safety of the occupants. The owner was communicated to verbally of the condition. The owner is unable to resolve the condition within 72 hours and therefore the City is seeking an ordinance from the Board authorizing the City to repair the violation associated with the leaking water heater.

II. Presentation
Appendices A and B

Appendix A
600 AUDUBON LAKE DR., 3A-12, Parcel No.: 178277

Housing - Plumbing, Durham City Code Chpt 10, Art VI

Violation #1: 10-234 (j)(2) Water heater - repair/unsafe/temp/vented - Every dwelling or dwelling unit shall have supplied a water heating unit which has been listed by a testing agency and is properly installed, operated and maintained in safe and good working condition and is properly connected to the bathtub or shower, sink and lavatory basin, as required in this article. Such water heating unit shall be capable of automatically heating water to a temperature of 120 degrees Fahrenheit and capable of meeting normal demands at every required outlet, even though the dwelling's heating unit is not in operation. All gas-fired water heaters shall be vented to the outside.

Comments: WATER HEATER IS LEAKING IN A WAY THAT IT DOES NOT SUPPLY THE DWELLING WITH HOT WATER.

Appendix B
Party(ies) of Interest

CHRISTOPHER WARE

- **Owner**

III. Staff Recommendation

Staff recommends that the Housing Appeals Board adopt an Ordinance authorizing the following:

1) That the Administrator be authorized to **Repair** the violation associated with lack of heat at **600 AUDUBON LAKE DR., 3A-12, Parcel No.: 178277** in accordance with the City's Housing Code found in Chapter 10, Article VI of the Durham City Code including Sections 10-239 (j) and (1).

Housing Appeals Board

Staff Report

HAB MEETING: April 4, 2022
DOCKET#: FY23-HAB017
ADDRESS: 18 Joel Ct., Parcel No.: 132362
CURRENT INSPECTOR: Dawn Hill-Alston
INSPECTION: Proactive
OWNER(S): BELL HELEN HART
18 JOEL CT
DURHAM, NC 27703

III. Background: Melanie Gartrell, Housing Appeals Board & Enforcement Performance Strategist

18 Joel Ct., was initially inspected by Code Enforcement Officer Robb Damman on 07/22/19. The inspection confirmed that the rear deck steps are in violation of the City of Durham Housing Code. This condition is an immediate life and safety issue as the deck and stairs are clearly unsafe for travel, prohibit egress from the back of the home, and poise a danger to anyone on, near, or around the deck. The owner was communicated to verbally of the condition. The owner is unable to resolve the condition and therefore the City is seeking an ordinance from the Board authorizing the City to repair the violation associated with lack of heat.

IV. Presentation
Appendices A and B

Appendix A
18 Joel Ct, Parcel No.: 132362

Housing - Entrances and exits, Durham City Code Chpt 10, Art VI

Violation #1: 10-234 (b)(6) Platforms and steps - Platforms and steps shall be provided, where appropriate, to serve exits and shall be maintained in a safe condition.

Comments: Rear deck steps unsafe

Appendix B
Party(ies) of Interest

BELL HELEN HART

- **Owner**

III. Staff Recommendation

Staff recommends that the Housing Appeals Board adopt an Ordinance authorizing the following:

- 1)** That the Administrator be authorized to **Repair** the violation associated with rear deck steps at **18 Joel Ct, Parcel No.: 132362** in accordance with the City's Housing Code found in Chapter 10, Article VI of the Durham City Code including Sections 10-239 (j) and (1).