

**CITY OF DURHAM**

**HOUSING APPEALS BOARD EMERGENCY MEETING MINUTES**

**April 6, 2022**

**Board Members Present**

Fredrick Davis, II, Chair  
Chanel Chambers  
Elisabeth Wiener  
Darren Chester

**Staff Members Present**

Faith Gardner, Assistant Director  
Melanie Gartrell, HAB & Enforcement Performance Strategist  
Laurin Milton, Code Enforcement Supervisor; Interim Housing Code Administrator

**Visitors Present**

None

**CALL TO ORDER/ROLL CALL**

The Housing Appeals Board emergency meeting was called to Order at 5:10 PM by Chairman Fredrick Davis, followed by the roll call.

**HEARING AND DETERMINATION OF CASE**

**Case 22-0782**

**DOCKET # FY22-HAB016**

**600 AUDUBON LAKE DR., 3A-12**

**PARCEL No.: 178277**

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

Melanie Gartrell opened with the background on the case for 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.

Melanie Gartrell stated the findings on **case #22-0782**.

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

Ms. Gartrell proceeded with the staff recommendation that the Housing Appeals Board adopt an Ordinance authorizing the Administrator to **Repair** the violation associated with lack of hot water 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).

**A motion was properly introduced to accept staff's recommendation by Chanel Chambers and seconded by Darren Chester; motion passed 4-0.**

**A motion was introduced by Chanel Chambers, DOCKET # FY22-HAB016, the administrator be authorized to repair the structure 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) (1) and (2).**

The owner of the dwelling, except an owner who occupies the dwelling as his or her principal place of residence, shall be subjected to a civil penalty of \$300.00 each month until the dwelling is brought into compliance in accordance with the Durham City Code Section 10-241. However, the maximum cumulative civil penalty shall not exceed \$5,000.00. The motion was seconded by Darren Chester; motion passed 4-0.

#### **HEARING AND DETERMINATION OF CASE**

**Case 19-3536**

**DOCKET # FY22-HAB017**

**18 Joel Ct.**

**PARCEL No.: 132362**

OWNER(S)                      BELL HELEN HART  
   18 JOEL CT  
   DURHAM, NC 27703

Melanie Gartrell opened with the background on the case for 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 pose 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 failing deck and stair.

Melanie Gartrell stated the findings on **case #19-3536**.

1. Rear deck steps unsafe

Ms. Gartrell proceeded with the staff recommendation that the Housing Appeals Board adopt an Ordinance authorizing the Administrator 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).

**A motion was introduced by Chanel Chambers, DOCKET # FY22-HAB017, the administrator be authorized to repair the structure 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) (1) and (2).**

**The owner of the dwelling, except an owner who occupies the dwelling as his or her principal place of residence, shall be subjected to a civil penalty of \$300.00 each month until the dwelling is brought into compliance in accordance with the Durham City Code Section 10-241. However, the maximum cumulative civil penalty shall not exceed \$5,000.00. The motion was seconded by Darren Chester; motion passed 4-0.**

**ADJOURNMENT**

Fredrick Davis, motioned to adjourn at 5:35 PM; all were in favor, motion passed unanimously.