

TOWN OF HERTFORD

**A RESOLUTION ORDERING THE REMOVAL OR DEMOLITION
OF THE BUILDING LOCATED AT 411 N DOBBS STREET, HERTFORD, NC.**

Resolution No. FY 24-19

WHEREAS, upon inspection by the building inspector for the Town of Hertford, the building located at 411 N Dobbs Street, Hertford, NC 27944 was found to be unsafe for human habitation and occupancy and a notice affixed to the exterior of the building pursuant to N.C.G.S. §160D-1119; and

WHEREAS, the owner of said building as shown on the Perquimans County Tax records is Mildred J. Gray, deceased and after due diligence it was determined that her son, Mark Gray of 1812 Jasmine Hollow Lane, Pearland, TX 77581 is her sole heir; and

WHEREAS, the building inspector caused a Complaint and Notice of Defective Unsafe Structure regarding the condition of the building to be mailed to Mark Gray by private carrier, UPS on December 22, 2023 and it was delivered on December 30, 2023 giving notice of the hearing date January 22, 2024, pursuant to N.C.G.S. §160D-1121; and

WHEREAS, on January 5, 2024 Mark Gray contacted Brock Mitchell, the attorney for the Town of Hertford for this matter and indicated that he would sign documents, including a deed transferring the property to the Town of Hertford but the previous copies the attorney had sent him were now outdated, and the attorney e-mailed updated documents to Mark Gray on the same day, but never received signed copies or any further communication from him; and

WHEREAS, at the hearing held on January 22, 2024 Mark Gray did not appear personally or otherwise nor did he file an answer to the complaint and the building inspector found that the dwelling is in a condition unfit for human habitation and in violation of the Ordinance Establishing Minimum Housing Standards for the Town of Hertford and that the dwelling cannot be repaired, altered or improved in a manner rendering it fit for human habitation for a reasonable cost (less than 50%) in relation to the value of the dwelling and that the owner had 60 days from the date of the Order to repair, alter, or improve the dwelling in a manner rendering it fit for human habitation or remove or demolish it and that upon its failure to do so the building inspector may cause the dwelling to be removed or demolished, and that the owner had ten (10) days to appeal the order which was signed on February 21, 2024; and

WHEREAS, said Order was mailed to Mark Gray at the same address as above, but returned by the post office as undeliverable; and

WHEREAS, no appeal has been filed and more than 60 days have elapsed and no corrective action has been taken to the condition of the building;

NOW, THEREFORE BE IT RESOLVED by the Town of Hertford Town Council, that the building located at 411 N Dobbs Street, Hertford, NC 27944 be removed or demolished pursuant to N.C.G.S. §160D-1125.

This 22nd day of April, 2024



R. Ashley Hodges, Mayor

ATTEST:



Gina Durante, Town Clerk

