

**AN ORDINANCE TO ORDER THE DEMOLITION OF A DWELLING UNFIT FOR HUMAN HABITATION LOCATED AT 1103 RALEIGH STREET IN THE CITY OF NEW BERN, NORTH CAROLINA**

THAT WHEREAS, the City of New Bern properly served Teresa Cogdell McCord and Spouse and Eva Shaw Cogdell ("Owners"), on February 2, 2012, pursuant to Section 38-30 of the Code of Ordinances for the City of New Bern, complaining and alleging that the dwelling owned by Owners located at 1103 Raleigh Street in the City of New Bern, North Carolina is unfit for human habitation; and

WHEREAS, the Owners of the certain dwelling located at 1103 Raleigh Street in the City of New Bern, North Carolina ("Subject Property") were ordered to remove or demolish the dwelling located on the Subject Property and clear the debris therefrom, or to repair, alter, or improve said dwelling to comply with the minimum standards established by Chapter 38 of the Code of the City of New Bern by August 23, 2012; and

WHEREAS, the Owners have been given a reasonable opportunity to comply with the aforementioned Order of the Building Inspector; and

WHEREAS, the Owners have failed to remove or demolish the dwelling and clear the debris therefrom, or to repair, alter or improve said dwelling to comply with the minimum standards established by Chapter 38 of the Code of the City of New Bern, as directed in said Order.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN:**

Section 1. That the Building Inspector of the City of New Bern is ordered to remove

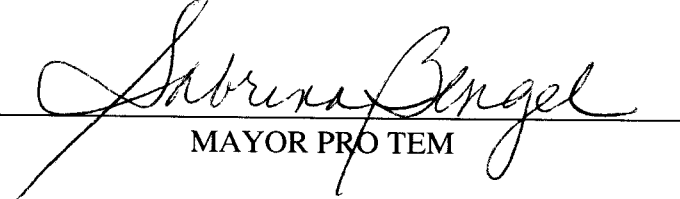
or demolish the dwelling located on the Subject Property at 1103 Raleigh Street in the City of New Bern, North Carolina, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Section 2. That the Building Inspector of the City of New Bern is ordered to sell the materials of the accessory structure that are salvageable and shall credit the proceeds of the sale against the cost of the removal or demolition, and any balance remaining shall be deposited with the Clerk of Superior Court of Craven County.

Section 3. That this ordinance shall be in full force and effect from and after its adoption.

ADOPTED THIS 27<sup>th</sup> DAY OF AUGUST, 2013.

  
MAYOR PRO TEM

  
CITY CLERK

EXHIBIT A

All that certain tract or parcel of land lying and being situate in Number Eight (8) Township, Craven County, North Carolina, being more particularly described as follows:

That certain lot or parcel of land lying and being situate in North Carolina, Craven County, City of New Bern, and being the western half of Lot No. 125 according to the plan of Mechanicsville, a map or plat of which is recorded in the Office of the Register of Deeds of Craven County in Book 116 at Page 530.

# City of New Bern



## Development Services Department

248 Craven Street, P.O. Box 1129

New Bern, NC 28563

Ph: 252.639.7281 / Fax: 252.636.2146

## MEMORANDUM

**TO:** Mayor Lee Bettis, City of New Bern Board of Aldermen

**FROM:** Jeff Ruggieri – Director of Development Services

A handwritten signature in black ink, appearing to be 'JR' or similar, enclosed within a circular scribble.

**DATE:** 8/21/2013

**SUBJECT:** Demolition of the Dwelling Located at 1103 Raleigh Street

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Staff is seeking approval of an ordinance to demolish the structure located at 1103 Raleigh Street. The original order for compliance was filed in October of 2010. A hearing was held with the property owners on 2/23/13. The Chief Building Inspector issued an order stating the property had 6 months to come into compliance. The Order has expired and no permits have been filed or work initiated.

A complete list of chronological events related to the property is attached.

# City of New Bern



## Development Services Department

248 Craven Street, P.O. Box 1129  
New Bern, NC 28563  
Ph: 252.639.2942 / Fax: 252.636.4973

## MEMORANDUM

TO: Michael Scott Davis, City Attorney  
FROM: Nancy Riegelsperger, Building Inspector  
DATE: 8/19/2013

**RE: 1103 Raleigh Street**

I am requesting an **ordinance** on the above referenced property.  
Here is the owner's information and enclosed are the service verifications, chronological order, Complaint, and the Order.

Owner: Teresa Cogdell & Spouse and Eva Shaw Cogdell & Spouse

This property has been thru the minimum housing process, and the Order of the Building Inspector expired on **8-3-10**. The Complaint / Notice of Hearing and the Order of the Building Inspector were served via regular and certified mail on

Owner: Teresa Cogdell & Spouse  
Address: 341 Driftwood Drive  
Chesapeake VA 23320

Owner: Eva Shaw Cogdell & Spouse  
Address: 1018 Lees Ave  
New Bern NC 28560

**All mail was served** reg. & certified for the Complaint / Notice of Hearing. Service was good.

The hearing was held on 2-23-12 in the office of the Building Inspector with Nancy Riegelsperger representing the City and Mary Hitt in behalf of Eva Shaw Cogdell, Teresa Cogdell McCord & Cathleen Staten. **Properly notified but not present were: N/A**

The Order was issued and served on the above party defendants. **All regular mail was delivered** for the Order and 1 certified mailings was served and 1 was unclaimed. Service was good.

If you have any questions, feel free to call me at 252-639-2947. Thanks Nancy

Cc: Jeff Ruggieri

**Prepared on 8-14-13**

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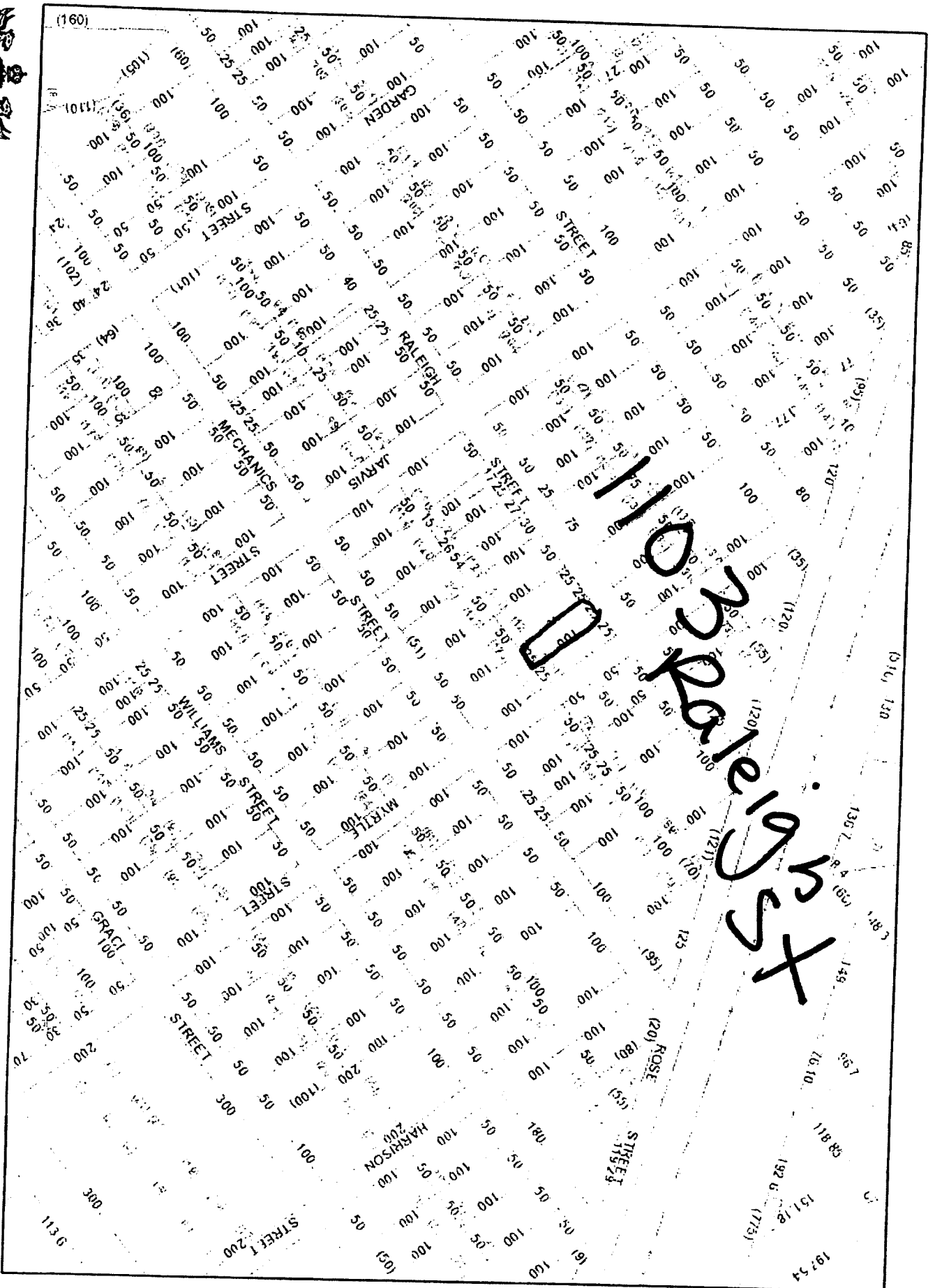
Quote for  
PW to Demolish  
\$3,500 not to include  
Asbestos, Testing or  
Abatement

8 1103 Raleigh St.



Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes.

1 inch equals 151 feet





1103 Raleigh St. *o*