

## AGENDA

### COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:30 p.m., Tuesday, June 14, 2016

COMMITTEE ROOM

Room 239, City Hall

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*COMMITTEE MEMBERS: Council Member Molly Leight, Chair  
Council Member Jeff MacIntosh, Vice Chair  
Council Member Denise D. Adams  
Council Member Dan Besse*

#### GENERAL AGENDA

- G-1. RESOLUTION ADOPTING THE PROPOSED SOUTHWEST WINSTON-SALEM AREA PLAN UPDATE. *[Recommended by the Planning Board]. Public Hearing: August 1, 2016.*
- G-2. RESOLUTION APPROVING THE DRAFT MASTER PLAN FOR HAPPY HILL PARK.

CONSENT AGENDA

## C-1. CONSIDERATION OF ORDINANCE RESCINDING AN ORDINANCE ORDERING THE DEMOLITION OF A DWELLING:

- a. C. W. Myers Trading Post, Inc. 2008 E. 25th Street

C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs less than 50% of value of structure (<50) six months]*.

- a. Saul Guinto Salinas 3917 Ogburn Avenue
- b. Paul and Clara Cloud 1448 Emerald Street
- c. Donald Shortt 2219 Booker Street
- d. Teresa Pfau 112 S. Gordon Drive
- e. Triad Residential Solutions, LLC 1708 Thurmond Street
- f. Rebecca S. Cumbo 2049 Lincoln Avenue
- g. Bruce Hayden Alderman, Heirs 2066 Queen Street
- h. Queen Esther James 133 W. Acadia Avenue

C-3. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs more than 50% of value of structure (>50) six months]*.

- a. Basil and Tammy Phibbs 746 Glencoe Street
- b. C.W. Myers Trading Post Inc. 2554 Manchester Street
- c. John L. Morris 1410 E. 4th Street
- d. Raul and Amanda Lio 1237 N. Dunleith Avenue
- e. Raul and Amanda Lio 214 W. 24th Street
- f. RCH Properties, LLC 534 N. Graham Avenue

- g. James and Carmen Redmon 5069 Shattalon Drive (Trailer Only)
  - h. Quether Stefan Wilkins, Jr. 836 Rich Avenue
  - i. Gwendolyn J. Idol 2530 Willard Road
  - j. Hawkeye Properties, LLC 1524 E. 14th Street
  - k. Doretha E. Holmes 860 Rich Avenue
  - l. Hunter and Mary Ellen James 5581 Beck Church Road Accessory Bldg.
  - m. Carmelo Marion and Noyola Marin 1611 Cherry Street
- C-4. ORDINANCE ORDERING THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE: *[Repairs more than 65% of value of structure (>65)]*.
- a. Jerry C. and Jeanette D. Gilmore 715 E. 16th Street
- C-5. RESOLUTION AUTHORIZING SUBMISSION OF CONTINUUM OF CARE HOMELESS GRANT APPLICATION, ACCEPTANCE OF GRANT FUNDS, AND EXECUTION OF AGREEMENTS.
- C-6. RESOLUTION AUTHORIZING SUBMISSION OF EMERGENCY SOLUTIONS GRANT APPLICATION, ACCEPTANCE OF GRANT FUNDS, AND EXECUTION OF SUBGRANTEE AGREEMENTS.
- C-7. RESOLUTION AUTHORIZING UP TO \$236,000 IN ADDITIONAL PERMANENT FINANCING FOR THE DEVELOPMENT OF 64 UNITS OF RENTAL HOUSING FOR FAMILIES, TO BE KNOWN AS ROCKWOOD AT OLIVER'S CROSSING APARTMENTS (SOUTH WARD). *Continued from the April and May meetings of the Finance and Community Development/Housing/General Government Committees.*
- C-8. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES - *May 10, 2016.*





# Memorandum

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**TO:** Mayor Allen Joines and Members of the City Council  
**FROM:** A. Paul Norby, Director of Planning and Development Services  
**DATE:** June 1, 2016  
**SUBJECT:** Draft *Southwest Winston-Salem Area Plan Update*

Bryce A. Stuart Municipal Building  
 100 E. First Street  
 P.O. Box 2511  
 Winston-Salem, NC 27102  
 CityLink 311 (336.727.8000)  
 Fax 336.748.3163

Planning staff will be making a presentation on the draft *Southwest Winston-Salem Area Plan Update* at the June 14, 2016 Community Development/Housing/General Government Committee meeting. The *Southwest Suburban Area Plan Update* was developed during the past year by Planning staff with input and participation by the general public at four community meetings. The City-County Planning Board held a public hearing on the draft plan on May 12, 2016 and recommended the plan to the City Council with a vote of 7-0. Staff will be prepared to answer questions about the draft plan after the presentation.



**ACTION REQUEST FORM**

**DATE:** June 1, 2016  
**TO:** The Honorable Mayor and Members of the City Council  
**FROM:** A. Paul Norby, Director of Planning and Development Services

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on the *Southwest Winston-Salem Area Plan Update*.

**SUMMARY OF INFORMATION:**

The *Southwest Winston-Salem Area Plan Update* was developed during the past year by Planning and Development Services Staff with input and participation by the general public at four community meetings. The City-County Planning Board held a public hearing on the draft plan on May 12, 2016 and recommended the plan to the City Council with a vote of 7-0.

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED



**RESOLUTION ADOPTING THE  
PROPOSED *SOUTHWEST SUBURBAN AREA PLAN UPDATE***

**WHEREAS**, the *Legacy 2030 Comprehensive Plan* recommends the completion of area plan updates to implement *Legacy 2030* and guide land use and growth in all parts of Winston-Salem and Forsyth County; and

**WHEREAS**, the proposed *Southwest Winston-Salem Area Plan Update* is being completed for Winston-Salem as designated in *Legacy 2030*; and

**WHEREAS**, the *Southwest Winston-Salem Area Plan Update* was developed by staff with input and participation by the general public at four community meetings; and

**WHEREAS**, the City-County Planning Board held a public hearing and recommended adoption of the *Southwest Winston-Salem Area Plan Update* on May 12, 2016; and

**WHEREAS**, the proposed *Southwest Winston-Salem Area Plan Update* contains recommendations to guide the future land use and public investment decisions in the southwestern urban area of Winston-Salem.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council hereby adopt the attached *Southwest Winston-Salem Area Plan Update* and encourage the plan's use as a guide for future decisions on zoning, public investment, and continued improvement in the area.



Public hearing on the *Southwest Winston-Salem Area Plan Update*. The plan area is bounded on the north by Business 40/US 421; on the east by Peters Creek Parkway; and on the south and west by Silas Creek Parkway. The entirety of the plan area is within the Winston-Salem city limits.

Kelly Bennett presented the *Southwest Winston-Salem Area Plan Update*.

**PUBLIC HEARING**

FOR:

Carol Eickmeyer, 500 Magnolia Street, Winston-Salem, NC 27103

- Carol Eickmeyer expressed that she is in favor and approves of staff recommendations.

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved that the board recommend approval of the area plan.

SECOND: Paul Mullican

VOTE:

FOR: Tommy Hicks, Arnold King, Clarence Lambe, Paul Mullican, Brenda Smith,  
Allan Younger

AGAINST: None

EXCUSED: None



**City Council – Action Request Form**

**Date:** June 14, 2016

**To:** The City Manager

**From:** Courtney Driver, Assistant to the City Manager

**Council Action Requested:**

Consideration of an Approval of the Draft Master Plan for Happy Hill Park.

**Summary of Information:**

Happy Hill Park is an existing 23.7 acre park located at 1201 Alder Street. The Draft Master Plan includes many amenities for citizens to enjoy while conserving Winston-Salem’s history and heritage.

Citizen participation is an important part of the master planning process. Two public meetings were held to gather input from neighborhoods, area institutions, user groups, and special interest groups.

The Recreation and Parks Commission approved the Draft Master Plan on June 7, 2016 and recommends approval of the plan by City Council.

**Committee Action:**

<b>Committee</b>	_____	<b>Action</b>	_____
<b>For</b>	_____	<b>Against</b>	_____

**Remarks:** \_\_\_\_\_



**RESOLUTION APPROVING THE DRAFT MASTER PLAN FOR HAPPY HILL PARK**

**WHEREAS**, Happy Hill Park is an existing 23.7 acre park located at 120 Alder Street;  
and

**WHEREAS**, the Draft Master Plan includes many amenities for citizens to enjoy while conserving Winston-Salem's history and heritage; and

**WHEREAS**, two public meeting were held in August and December of 2015 to gather public input; and

**WHEREAS**, the Recreation and Parks Commission recommend approval of the Draft Master Plan for Happy Hill Park at their June 7, 2016 meeting; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council upon the recommendation of the Recreation and Parks Commission, do hereby adopt the Draft Master Plan for Happy Hill Park.



# HAPPY HILL PARK — Winston- Salem, NC



-13-

G-2

DRAFT



## RENOVATIONS MASTER PLAN



CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

TURNING LAND INTO LANDMARKS



**City Council – Action Request Form-**

**Date:** June 1, 2016

**To:** The City Manager

**From:** D. Ritchie Brooks

**Council Action Requested:**

Ordinance rescinding an Ordinance adopted on January 17, 1995, ordering demolition of housing located at 2008 E. 25<sup>th</sup> Street, Block 1209A, Lot 083, owned by C.W. Myers Trading Post, Inc.

**Summary of Information:**

On January 17, 1995, the City Council of the City of Winston-Salem adopted an Ordinance to cause the dwelling located at 2008 E. 25<sup>th</sup> Street to be demolished. This action was taken as a result of the owner’s failure to comply with a duly-issued Order to repair or demolish the housing which was considered to be unfit for human habitation as prescribed in the Housing Code of the City of Winston-Salem.

After the Ordinance was adopted, the owner made the necessary repairs to render the dwelling fit for human habitation as prescribed in the Housing code of the City of Winston-Salem.

The owner has requested that the City Council of the City of Winston-Salem rescind the Ordinance adopted on January 17, 1995, requiring the demolition of the property located at 2008 E. 25<sup>th</sup> Street, only as it relates to that property thereby allowing the ordinance of record relating to said property to be cancelled (Deed Book 1846, Page(s) 3746-3756).

**Committee Action:**

<b>Committee</b>	_____	<b>Action</b>	_____
<b>For</b>	_____	<b>Against</b>	_____

**Remarks:** \_\_\_\_\_



**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON  
ORDERING THE DEMOLITION OF A DWELLING**

**WHEREAS**, on January 17, 1995, the City Council of the City of Winston-Salem adopted an ordinance requiring C.W. Myers Trading Post, Inc. owner(s) of the property located at 2008 E. 25<sup>th</sup> Street, Block 1209A, Lot 083, to demolish said dwelling because it was unfit for human habitation and the estimated cost of making the necessary repairs are more than sixty-five percent (65) of the dwelling’s value; and

**WHEREAS**, the owner made the necessary repairs or demolished the property to render said dwelling fit for human habitation as prescribed in the Housing Code of the City of Winston-Salem.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Winston-Salem, as follows:

**Section 1.** The provisions of the ordinance D-Ch.4 adopted on January 17, 1995, recorded in Deed Book 1846, at page(s) 3746-3756 relating to the demolition of the property owned by C.W. Myers Trading Post, Inc. located at 2008 E. 25<sup>th</sup> Street, Block 1209A, Lot 083, is hereby rescinded thereby releasing said property, and only said property, from the demolition ordinance and permitting such to be canceled of record upon the recording of this ordinance.

**Section 2.** This Ordinance shall become effective upon its adoption and a copy certified by the Secretary of the City of Winston-Salem, shall be recorded in the Office of the Register of Deed of Forsyth County, North Carolina, and shall be indexed in the name of C.W. Myers Trading Post, Inc. in the grantor index as provided by law.

**INSTRUMENT DRAWN BY**

\_\_\_\_\_  
**CITY ATTORNEY**



**City Council – Action Request Form**

**Date:** June 1, 2016

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**To:** The City Manager

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**From:** D. Ritchie Brooks, Community and Business Development

**Council Action Requested:**  
 The adoption of an Ordinance ordering the Community and Business Development of the City of Winston-Salem to demolish structures unfit for human habitation and, otherwise to effectuate the purpose of Chapter 10, Article V, of the Winston-Salem City Code.

**Summary of Information:**  
 The structure units listed below have been condemned under the provision of the Housing Code. All required notices have been served and the time granted for compliance in each case has expired. The owner(s) has not complied with the Order to repair or demolish the structure unit.

**STRUCTURE UNITS WITH REPAIRS LESS THAN FIFTY PERCENT OF VALUE OF STRUCTURE (<50%) SIX MONTHS**

<b>Owner</b>	<b>Property Location</b>	<b>Block &amp; Lot(s)</b>
Saul Guinto Salinas	3917 Ogburn Avenue	1502 307
Paul & Clara Cloud	1448 Emerald Street	1379 266
Donald Shortt	2219 Booker Street	1382 008A
Teresa Pfau	112 S. Gordon Drive	1467 113
Triad Residential Solutions LLC	1708 Thurmond Street	1357 015
Rebecca S. Cumbo	2049 Lincoln Avenue	1344 016
Bruce Hayden Alderman, heirs	2066 Queen Street	1074 107
Queen Esther James	133 W. Acadia Avenue	0677 201

**Committee Action:**

<b>Committee</b>	_____	<b>Action</b>	_____
<b>For</b>	_____	<b>Against</b>	_____
<b>Remarks:</b>	_____		



**TO:** Tiffany Harris  
**FROM:** Michelle M. McCullough  
**DATE:** May 31, 2016  
**SUBJECT:** Demolitions for June 14, 2016  
 Community Development/Housing/General Government Committee Meeting

Bryce A. Stuart Municipal Building  
 100 E. First Street  
 P.O. Box 2511  
 Winston-Salem, NC 27102  
 CityLink 311 (336.727.8000)  
 Fax 336.746.1109

Historic Resources staff has reviewed the following properties that are scheduled to go before the Community Development/Housing/General Government Committee on June 14, 2016 for demolition consideration:

2066 Queen Street (**Ardmore Historic District**)  
 2049 Lincoln Avenue  
 1300 Watson Avenue  
 836 Rich Avenue (**Reynoldstown Historic District**)  
 860 Rich Avenue (**Reynoldstown Historic District**)  
 1524 14<sup>th</sup> Street  
 664 Mt. Vernon Avenue  
 1708 Thurmond Street  
 214 W. 24<sup>th</sup> Street  
 5581 Becks Church Road Accy  
 715 16<sup>th</sup> Street  
 2530 Willard Road  
 133 W. Acadia Avenue (**Washington Park Historic District**)  
 1610 Cannon Avenue  
 1611 Cherry Street (**North Cherry Street Historic District**)  
 746 Glencoe Street  
 3917 Ogburn Avenue  
 2554 Manchester Street  
 677 McGregor  
 1448 Emerald Street  
 2713 Raleigh Avenue  
 1410 E. 4<sup>th</sup> Street  
 112 S. Gordon Street  
 2219 Booker Street  
 137 N. Dunleith Avenue  
 534 N. Graham Avenue  
 5069 Shattalon Drive (trailer only)

While it appears that most of the properties were built prior to 1966, several are located within National Register Historic Districts. The following are the National Register properties: 2066 Queen Street located in the Ardmore Historic District; 836 and 860 Rich Avenue are located in the Reynoldstown Historic District; 133 W. Acadia Avenue is located in the Washington Park

**City Council:** Mayor Allen Joiner; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**Forsyth County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair; Ted Kaplan; Richard V. Linville; Walter Marshall; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair; Allan Youn -21- Chair; George M. Bryan, Jr.; Melynda Durnigan; Tommy Hicks; Clarence R. Lamb, Jr.; Darryl Little; Paul W. Mullican; Brenda J. Smith

Historic District; and 1611 Cherry Street is located in the Winston-Salem North Cherry Street Historic District.

Historic Resources staff has concerns about the loss of structures in so many of the City's National Register Historic District; therefore, I have sent notice to Preserve Forsyth, the local Historic Preservation non-profit organization to advise them of this loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County.

If demolition for this structure is approved, Historic Resources staff would like to request that the Community and Business Development Department have the structure professionally photo-documented, submitting the photos to the Forsyth County Historic Resources Commission and any architectural elements be salvaged from the house prior to demolition.

None of the buildings are designated a Local Historic Landmark or located within designated local historic districts. Therefore, Historic Resources staff has no other special requests at this time.

cc Ritchie Brooks, Director, Community and Business Development  
Preserve Forsyth

**ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE  
PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203((f)(1) OF THE CODE OF  
THE CITY OF WINSTON-SALEM**

**WHEREAS**, the Community and Business Development Department, after due notice and hearing, determined that the property hereinafter described in Exhibit (s) was unfit for human habitation; and

**WHEREAS**, either the Mayor and City Council adopted an ordinance or the Housing Conservation Administrator issued a repair or vacate and close order; and

**WHEREAS**, the repairs necessary to render the structure fit for human habitation would cost less than fifty percent (<50%) of the present value of the structure; and

**WHEREAS**, the owner of the property herein described in Exhibit(s) vacated and closed said structure and kept it vacated and closed for a period of six months pursuant to said Order; and

**WHEREAS**, the Mayor and City Council hereby finds that:

- (1) Six months has passed since the structure was vacated and closed pursuant to the previous order.
- (2) The property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in said order to render it fit for human habitation.
- (3) The continuation of said structure in its vacated status will be inimical to health, safety, morals and welfare of the City in that the dwelling will continue to deteriorate, will create a fire and safety hazard, will be a threat to children and vagrants, will attract persons intent on criminal activities, will cause or contribute to blight and the deterioration of the property values in the area and will render unavailable property and dwelling which may otherwise have been available to

ease the persistent shortage of decent and affordable housing in this State and City.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Winston-Salem, as follows:

**Section 1.** The owner(s) of the property herein described in Exhibit(s) is hereby ordered to repair or demolish and remove said property within ninety days.

**Section 2.** In the event the owner(s) fails to comply with this order of the Mayor and City Council within the prescribed time period, the Community and Business Development Department of the City of Winston-Salem is hereby ordered and authorized to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property herein described by causing said dwelling be repaired or demolished and removed.

**Section 3.** The property to which this ordinance applies is known and described as set out in Exhibit(s) attached hereto and incorporated herein by reference.

**Section 4.** This ordinance shall become effective upon its adoption, and a copy hereof, certified by the Secretary of the City of Winston-Salem, shall be recorded in the office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantors index, as provided by law.

**INSTRUMENT DRAWN BY:**

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**CITY ATTORNEY**

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2012081321  
**PROPERTY ADDRESS**      3917 OGBURN AV  
**TAX BLOCK**      1502      **LOT(s)**      307  
**WARD**      NORTHEAST  
**PROPERTY OWNER(s)**      SAUL GUINTO SALINAS  
**LIS PENDENS**      12M3101      **FILED** 12/06/2012

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 10/15/2012 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 10/16/2012. The Hearing was held on 11/14/2012 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 11/28/2012 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication \_\_\_ on 11/30/2012. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on 12/30/2012. The dwelling was found vacated and closed on 02/26/2013.
3. The dwelling became eligible for demolition under the six (6) month rule on 08/26/2013.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes  no\_\_\_.

**COMMENTS (if any)**      **Mr. Salinas contacted the office on 5/23/2016 and informed staff that he will start making the repairs and will contact Inspector Speaks once repairs are made. His intent is to have repairs done by 06/14/2016**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$5,249.00      Fair market value \$18,942.00  
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2012081321**

**NEIGHBORHOOD CONSERVATION OFFICER:  
KELLY SPEAKS - (336)734-1273**

**3917 OGBURN AV**

**VIOL NBR    VIOLATION DESCRIPTION  
                  STATUS/ORDINANCE**

746358 REPAIR OR REPLACE DEFECTIVE SIDING -  
MINOR V-10-197(G)(3)

746361 REPAIR SOFFIT AND/OR FACIA -  
MINOR V-10-197(G)(6)

746354 PROVIDE DOOR - GARAGE  
UNFIT V-10-197(A)(15)

746355 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)

746357 REPAIR OR REPLACE ROOF COVERING -  
UNFIT V-10-197(G)(6)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2012081321      6/1/2016

IMAGE DESCRIPTION  
3917 OGBURN AVENUE



CODE CASE NBR      IMAGE DATE  
2012081321      6/1/2016

IMAGE DESCRIPTION  
3917 OGBURN AVENUE



CODE CASE NBR      IMAGE DATE  
2012081321      6/1/2016

IMAGE DESCRIPTION  
3917 OGBURN AVENUE



**C-2.a. DRAFT**

CODE CASE NBR  
2012081321

IMAGE DATE  
6/1/2016

IMAGE DESCRIPTION

3917 OGBURN AVENUE



Map & Directions | Map Only | **Directions Only** | [Print](#)

[Winston Salem Hotels](#) [WinstonSalem.TripAdvisor.com](#) Research Winston Salem Hotels and Winston Salem Attractions!

Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 3917 Ogburn Ave, Winston-Salem, NC 27105-3757

Enter notes here

255

Total Distance: 4.69 mi— Total Time: 9 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward N Church St on E 1st St	Go for 45 ft <a href="#">Hide</a>
	Turn left onto S Church St	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto Cemetery St	Go for 229 ft <a href="#">Hide</a>
	Turn right onto S Main St SE	Go for 141 ft <a href="#">Hide</a>
	Take ramp onto I-40-BR E	Go for 0.6 mi <a href="#">Hide</a>
	Take exit 6B toward NC-8 N/Mount Airy/Smith Reynolds Airport onto US-52 N/US-311 N (John M Gold Fwy)	Go for 0.9 mi <a href="#">Hide</a>
	Continue on US-52 (John M Gold Fwy)	Go for 2.4 mi <a href="#">Hide</a>
	Take exit 112 toward Akron Dr	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto Akron Dr	Go for 0.2 mi <a href="#">Hide</a>
	Turn left onto Ogburn Ave	Go for 0.1 mi <a href="#">Hide</a>
	Arrive at Ogburn Ave. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b>	3917 Ogburn Ave, Winston-Salem, NC 27105-3757	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2013100653  
**PROPERTY ADDRESS**      1448 EMERALD ST  
**TAX BLOCK**      1379      **LOT(s)**      266  
**WARD**      EAST  
**PROPERTY OWNER(s)**      PAUL O CLOUD & CLARA CLOUD  
**LIS PENDENS**      14M424      **FILED**      04/02/2014

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 12/11/2013 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 12/21/2013 . The Hearing was held on 1/10/2014 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no  .
2. The **Finding and Order** was issued on 2/21/2014 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication \_\_\_ on 03/03/2014 . The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on 04/03/2014. The dwelling was found vacated and closed on 12/15/2014 .
3. The dwelling became eligible for demolition under the six (6) month rule on 06/15/2015 .
4. The notification letter was sent 05/18/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016 . The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no  .

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$9,023.00      Fair market value \$18,735.00  
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2013100653**

**NEIGHBORHOOD CONSERVATION OFFICER:  
JIMMY MULLINS - (336)734-1263**

**1448 EMERALD ST**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

786673 REPAIR SOFFIT AND/OR FACIA -  
MINOR V-10-197(G)(6)

786675 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -  
MINOR V-10-197(G)(3)

786669 REPAIR THRESHOLD - FRONT ENTRY  
UNFIT V-10-197(B)(4)

786670 REPAIR OR REPLACE LOOSE FLOOR COVERING -  
UNFIT V-10-197(G)(2)

786671 HAVE STRUCTURE EXTERMINATED OF INSECTS, RODENTS - OTHER PESTS -  
UNFIT V-10-197

786672 REPAIR HOLES IN WALLS AND CEILINGS -  
UNFIT V-10-197(G)(4)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2013100653      10/11/2013

IMAGE DESCRIPTION

1448 EMERALD STREET



CODE CASE NBR      IMAGE DATE  
2013100653      5/24/2016

IMAGE DESCRIPTION

1448 EMERALD STREET



CODE CASE NBR      IMAGE DATE  
2013100653      5/24/2016

IMAGE DESCRIPTION

1448 EMERALD STREET



**C-2.b. DRAFT**

CODE CASE NBR      IMAGE DATE  
2013100653          5/24/2016

IMAGE DESCRIPTION  
1448 EMERALD STREET



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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 1448 Emerald St, Winston-Salem, NC 27105-5626

Enter notes here

255

Total Distance: 2.65 mi— Total Time: 10 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.3 mi <a href="#">Hide</a>
	Turn right onto E 4th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto Metropolitan Dr NE	Go for 377 ft <a href="#">Hide</a>
	Turn right onto E 5th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto N Martin Luther King Jr Dr	Go for 0.1 mi <a href="#">Hide</a>
	Turn right onto New Walkertown Rd (US-311)	Go for 1.2 mi <a href="#">Hide</a>
	Turn left onto Dellabrook Rd NE	Go for 252 ft <a href="#">Hide</a>
	Turn right onto Emerald St	Go for 0.1 mi <a href="#">Hide</a>
	Arrive at Emerald St. Your destination is on the left.	<a href="#">Hide</a>
<b>B</b>	1448 Emerald St, Winston-Salem, NC 27105-5626	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2014080391  
**PROPERTY ADDRESS**      2219 BOOKER ST  
**TAX BLOCK**      1382      **LOT(s)**      008A  
**WARD**      EAST  
**PROPERTY OWNER(s)**      DONALD M SHORTT  
**LIS PENDENS**      14M1979      **FILED**      11/10/2014

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 09/16/2014 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 09/26/2014. The Hearing was held on 10/16/2014 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 10/27/2014 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication \_\_\_ on 10/28/2014. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 11/28/2014. The dwelling was found vacated and closed on 07/08/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 01/08/2016.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$6,789.99      Fair market value \$13,670.00  
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**



## CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2014080391

NEIGHBORHOOD CONSERVATION OFFICER:  
JIMMY MULLINS - (336)734-1263

2219 BOOKER ST

VIOL NBR    VIOLATION DESCRIPTION  
STATUS/ORDINANCE

- 809172 REPAIR SOFFIT AND/OR FACIA -  
MINOR V-10-197(G)(6)
- 809154 REPAIR DOOR - FRONT  
UNFIT V-10-197(A)(15)
- 809155 REPAIR LOCKSETS - FRONT DOOR  
UNFIT V-10-197(B)(4)
- 809156 WEATHERSTRIP DOORS -  
UNFIT V-10-197(B)(4)
- 809157 REPAIR DOOR - BDR #1  
UNFIT V-10-197(A)(15)
- 809158 REPAIR OR REPLACE LOOSE FLOOR COVERING - THOUGHOUT TRIP HAZARD  
UNFIT V-10-197(G)(2)
- 809159 PROVIDE OPERABLE SMOKE DETECTOR - BDRS  
UNFIT V-10-197(L)(1)
- 809160 PROVIDE ACCESS DOOR TO ATTIC -  
UNFIT V-10-197(G)(6)
- 809161 REPAIR FURNACE -  
UNFIT V-10-197(E)(2)
- 809162 OTHER - REPAIR DUCT WORK TO FURANCE  
UNFIT V-10-197
- 809163 OTHER - REPAIR CONTROLS TO FURANCE  
UNFIT V-10-197
- 809164 REPAIR DEFECTIVE LIGHT FIXTURES - BATH  
UNFIT V-10-197(F)(1)
- 809165 REPLACE LOOSE WALL AND CEILING MATERIALS - HALLWAY  
UNFIT V-10-197(G)(4)
- 809166 SECURE COMMODE TO FLOOR -  
UNFIT V-10-197(D)(4)
- 809167 REPAIR COMMODE - LEAKING AROUND BOTTOM  
UNFIT V-10-197(D)(2)
- 809168 REPAIR LAVATORY AND/OR FIXTURES - COMING OFF WALL  
UNFIT V-10-197(D)(10)

**C-2.c. DRAFT**

809169 REPAIR OR REPLACE SCREENS ON WINDOWS -  
UNFIT V-10-197(B)(3)

809170 REPAIR OR REPLACE SCREENS ON DOORS - BACK  
UNFIT V-10-197(B)(3)

809171 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)

809173 REPAIR DEFECTIVE LIGHT FIXTURES - SIDE ENT DOOR  
UNFIT V-10-197(F)(1)

809174 REPAIR CRAWL SPACE DOOR -  
UNFIT V-10-197(G)(1)

809175 PROVIDE PROPER DISCHARGE TUBE - HOT WATER HEATER -  
UNFIT V-10-193(7)

# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2014080391      5/24/2016

IMAGE DESCRIPTION  
2219 BOOKER STREET



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CODE CASE NBR      IMAGE DATE  
2014080391      5/24/2016

IMAGE DESCRIPTION  
2219 BOOKER STREET



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CODE CASE NBR      IMAGE DATE  
2014080391      5/24/2016

IMAGE DESCRIPTION  
2219 BOOKER STREET



**C-2.c. DRAFT**

<u>CODE CASE NBR</u>	<u>IMAGE DATE</u>
2014080391	5/24/2016

IMAGE DESCRIPTION  
2219 BOOKER STREET



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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 2219 Booker St, Winston-Salem, NC 27105-5601

Enter notes here

255

Total Distance: 2.57 mi— Total Time: 11 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037		<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft	<a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.2 mi	<a href="#">Hide</a>
	Turn right onto E 3rd St	Go for 337 ft	<a href="#">Hide</a>
	Turn left onto Patterson Ave	Go for 0.5 mi	<a href="#">Hide</a>
	Turn right onto N Liberty St	Go for 0.7 mi	<a href="#">Hide</a>
	Turn right onto E 14th St	Go for 0.7 mi	<a href="#">Hide</a>
	Turn left onto Dellabrook Rd NE	Go for 0.2 mi	<a href="#">Hide</a>
	Continue on Attucks St NE	Go for 298 ft	<a href="#">Hide</a>
	Turn right onto Booker St	Go for 246 ft	<a href="#">Hide</a>
	Arrive at Booker St. Your destination is on the left.		<a href="#">Hide</a>
<b>B</b>	2219 Booker St, Winston-Salem, NC 27105-5601		<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2013081390  
**PROPERTY ADDRESS**      112 S GORDON DR  
**TAX BLOCK**      1467      **LOT(s)**      113  
**WARD**      SOUTHWEST  
**PROPERTY OWNER(s)**      TERESA PFAU  
**LIS PENDENS**      14M798      **FILED**      05/22/2014

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 01/24/2014 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 01/27/2014. The Hearing was held on 2/26/2014 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 5/7/2014 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 05/08/2014. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 06/08/2014. The dwelling was found vacated and closed on 07/11/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 01/11/2015.
4. The notification letter was sent 05/17/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$7,417.00      Fair market value \$28,917.00  
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**



CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2013081390

NEIGHBORHOOD CONSERVATION OFFICER:  
CHRISTOPHER RUSSELL - (336)734-1269

112 S GORDON DR

VIOL NBR    VIOLATION DESCRIPTION  
                  STATUS/ORDINANCE

781839 REPAIR OR REPLACE ROOF COVERING    -  
          MINOR V-10-197(G)(6)

781350 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING    -  
          MINOR V-10-197(G)(3)

781351 REPAIR OR REPLACE DEFECTIVE SIDING    -  
          MINOR V-10-197(G)(3)

781352 REPAIR SOFFIT AND/OR FACIA    -  
          MINOR V-10-197(G)(6)

781835 REPAIR OR REPLACE SCREENS ON WINDOWS    -  
          UNFIT V-10-197(B)(3)

781836 REPLACE BROKEN WINDOW PANES    - BACK DOOR AND N SIDE WINDOW UNIT.  
          UNFIT V-10-197(B)(4)

781837 REPAIR FURNACE    - INOPERABLE  
          UNFIT V-10-197(E)(2)

781838 ALL ELECTRICAL EQUIPMENT, WIRING, AND APPLIANCES SHALL BE PROPERLY INSTALLED  
AND MAINTAINED IN A SAFE MANNER. 10-197(F)(11) - BLANK MISSING FROM ELECTRICAL PANEL.  
          UNFIT V-10-197

781840 REPAIR ROOF LEAK - ROOF LEAKING IN VARIOUS LOCATIONS CAUSING DAMAGE TO  
INTERIOR CEILING IN VARIOUS LOCATIONS.  
          UNFIT V-10-197(G)(6)

781841 MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION - TRASH,  
LITTER, WASTE, FILTH TRHOUGHOUT ON WALLS, FLOOR AND CEILINGS. PLUMBING FIXTURES  
UNSANITARY.  
          UNFIT V-10-197(H)(4)

781842 ALL VACANT STRUCTURES SHALL BE MAINTAINED SECURE AT ALL TIMES. - REAR DOOR  
OPEN AND UNSECURE  
          UNFIT 10-197(H)(8)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2013081390      8/20/2013

IMAGE DESCRIPTION

112 S. GORDON DRIVE



CODE CASE NBR      IMAGE DATE  
2013081390      8/20/2013

IMAGE DESCRIPTION

112 S. GORDON DRIVE



CODE CASE NBR      IMAGE DATE  
2013081390      8/20/2013

IMAGE DESCRIPTION

112 S. GORDON DRIVE



**C-2.d. DRAFT**

CODE CASE NBR      IMAGE DATE  
2013081390          6/1/2016

IMAGE DESCRIPTION  
112 S. GORDON DRIVE



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CODE CASE NBR      IMAGE DATE  
2013081390          6/1/2016

IMAGE DESCRIPTION  
112 S. GORDON DRIVE



---

CODE CASE NBR      IMAGE DATE  
2013081390          6/1/2016

IMAGE DESCRIPTION  
112 S. GORDON DRIVE



CODE CASE NBR      IMAGE DATE  
2013081390          6/1/2016

IMAGE DESCRIPTION  
112 S. GORDON DRIVE



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CODE CASE NBR      IMAGE DATE  
2013081390          6/1/2016

IMAGE DESCRIPTION  
112 S. GORDON DRIVE





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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 112 S Gordon Dr, Winston-Salem, NC 27104-3710

Enter notes here

255

Total Distance: 5.52 mi— Total Time: 11 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St		Go for 0.1 mi <a href="#">Hide</a>
	Turn left onto S Liberty St	Go for 52 ft <a href="#">Hide</a>
	Take ramp onto I-40-BR W toward US-158 W/US-421 N	Go for 3.6 mi <a href="#">Hide</a>
	Take exit 2B toward Silas Creek Pkwy North onto NC-67 W (Silas Creek Pkwy)	Go for 0.8 mi <a href="#">Hide</a>
	Take ramp onto Tiseland Dr toward Country Club Rd	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto Country Club Rd	Go for 0.7 mi <a href="#">Hide</a>
	Turn left onto S Gordon Dr	Go for 439 ft <a href="#">Hide</a>
Arrive at S Gordon Dr. Your destination is on the right.		<a href="#">Hide</a>
<b>B</b>	112 S Gordon Dr, Winston-Salem, NC 27104-3710	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2015050387  
**PROPERTY ADDRESS**      1708 THURMOND ST  
**TAX BLOCK**      1357      **LOT(s)**      015  
**WARD**      NORTH  
**PROPERTY OWNER(s)**      TRIAD RESIDENTIAL SOLUTIONS LLC  
**LIS PENDENS**      FILED

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 5/15/2015 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 5/20/2015. The Hearing was held on 6/15/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 8/3/2015 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication \_\_\_ on 8/6/2015. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 9/6/2015. The dwelling was found vacated and closed on 11/20/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 4/20/2016.
4. The notification letter was sent 5/25/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$5,543      Fair market value \$37,339  
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**



## CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2015050387

NEIGHBORHOOD CONSERVATION OFFICER:  
OLA BROWN - (336)734-1260

1708 THURMOND ST

VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE826425 REPAIR SEWER LINE - BACKUP OF RAW SEWER AT BATHTUB AND COMMODE  
COMPLIED V-10-197(D)(15)826426 REPAIR COMMODE - TO FLUSH PROPERLY  
COMPLIED V-10-197(D)(2)826427 MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION - BATHROOM  
TUB, TUB FIXTURES, WALLS, COMMODE, FLOOR (RAW SEWER)  
COMPLIED V-10-197(H)(4)826417 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)826418 PROVIDE DOOR - REAR PRIMARY DOOR (DECAYED)  
UNFIT V-10-197(A)(15)826419 PROVIDE DOOR - REAR SCREEN DOOR (DAMAGED)  
UNFIT V-10-197(A)(15)826420 REPAIR DOOR - FRONT STORM (SCREEN INCLUDED)  
UNFIT V-10-197(A)(15)826422 PROVIDE HEATING FACILITY - WITH ADEQUATE VENTILATION TO ALL HABITABLE LIVING  
SPACE; SECURE OIL TANK  
UNFIT V-10-197(E)(1)826424 REPAIR HOLES IN WALLS AND CEILINGS - AROUND PIPELINE UNDER KITCHEN SINK (CAN  
SEE THROUGH TO OUTSIDE DAYLIGHT)  
UNFIT V-10-197(G)(4)826428 REPAIR OR REPLACE LOOSE FLOOR COVERING - BATHROOM FLOOR COVERING NOT  
LEVEL; DAMAGED  
UNFIT V-10-197(G)(2)826430 REPAIR DEFECTIVE LIGHT FIXTURES - BEDROOM; KITCHEN (BLINKS)  
UNFIT V-10-197(F)(1)826431 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - LIGHT SWITCH AT  
BEDROOM  
UNFIT V-10-197(F)(1)826432 REPAIR LOCKSETS - NO BEDROOM PRIVACY LOCK  
UNFIT V-10-197(B)(4)826433 REPAIR HOLES IN WALLS AND CEILINGS - AT BEDROOM CLOSET; MAKE SURE ACCESS  
DOOR TO BATHTUB PLUMBING IS SECURE AND FLUSH WITH WALL  
UNFIT V-10-197(G)(4)

**C-2.e. DRAFT**

826434 PROVIDE OPERABLE SMOKE DETECTOR - OUTSIDE SLEEPING AREA  
UNFIT V-10-197(L)(1)

826435 REPAIR OR REPLACE DEFECTIVE SIDING - AROUND PLUMBING PIPE AT REAR EXTERIOR  
WALL  
UNFIT V-10-197(G)(3)

826441 REPAIR PIERS - 2 X 4S USED TO SUPPORT UNDER FRONT PORCH  
UNFIT V-10-197(G)(1)

CODE CASE NBR      IMAGE DATE  
2015050387      11/6/2015

IMAGE DESCRIPTION  
1708 Thurmond Street



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CODE CASE NBR      IMAGE DATE  
2015050387      3/18/2016

IMAGE DESCRIPTION  
1708 Thurmond Street



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CODE CASE NBR      IMAGE DATE  
2015050387      3/18/2016

IMAGE DESCRIPTION  
1708 Thurmond Street





Map & Directions

Map Only

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 1708 Thurmond St, Winston-Salem, NC 27105-5737

Enter notes here

255

Total Distance: 2 mi— Total Time: 8 mins

<b>A</b> 100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St	Go for 288 ft <a href="#">Hide</a>
Turn right onto N Main St	Go for 0.6 mi <a href="#">Hide</a>
Continue on N Liberty St	Go for 275 ft <a href="#">Hide</a>
Turn left onto N Martin Luther King Jr Dr	Go for 416 ft <a href="#">Hide</a>
Continue on W 8th St	Go for 0.1 mi <a href="#">Hide</a>
Turn right onto N Cherry St	Go for 0.2 mi <a href="#">Hide</a>
Continue on N Marshall St	Go for 291 ft <a href="#">Hide</a>
Continue on University Pkwy	Go for 0.4 mi <a href="#">Hide</a>
Turn left onto W 14th St	Go for 0.1 mi <a href="#">Hide</a>
Turn right onto Thurmond St	Go for 0.2 mi <a href="#">Hide</a>
Arrive at Thurmond St. Your destination is on the left.	<a href="#">Hide</a>
<b>B</b> 1708 Thurmond St, Winston-Salem, NC 27105-5737	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2014051444  
**PROPERTY ADDRESS**      2049 LINCOLN AV  
**TAX BLOCK**      1344      **LOT(s)**      016  
**WARD**      NORTH  
**PROPERTY OWNER(s)**      REBECCA S CUMBO  
**LIS PENDENS**      14m1460 FILED 8/5/2014

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 5/29/14 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 6/3/14. The Hearing was held on 6/30/14 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 7/10/2014 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication \_\_\_ on 7/20/2014. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 8/20/2014. The dwelling was found vacated and closed on 8/5/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 1/20/2014.
4. The notification letter was sent 5/31/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$4,863      Fair market value \$39,019  
Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2014051444**

**NEIGHBORHOOD CONSERVATION OFFICER:  
OLA BROWN - (336)734-1260**

**2049 LINCOLN AV**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

802397 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -  
MINOR V-10-197(G)(3)

802398 REPAIR SOFFIT AND/OR FACIA -  
MINOR V-10-197(G)(6)

802392 REPAIR OR REPLACE STEPS AT REAR -  
UNFIT V-10-197(G)(8)

802393 REPAIR OR REPLACE SCREENS ON WINDOWS -  
UNFIT V-10-197(B)(3)

802394 REPAIR OR REPLACE REAR PORCH CEILING - CARPORT  
UNFIT V-10-197(G)(7)

802395 REPAIR FOUNDATION VENTS - BACK  
UNFIT V-10-197(H)(6)(B)

802399 REPAIR OR REPLACE LOOSE FLOOR COVERING - LIVING ROOM  
UNFIT V-10-197(G)(2)

802400 REPLACE BROKEN WINDOW PANES - BACK DOOR  
UNFIT V-10-197(B)(4)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2014051444      5/13/2014

IMAGE DESCRIPTION

2049 Lincoln Ave



CODE CASE NBR      IMAGE DATE  
2014051444      5/13/2014

IMAGE DESCRIPTION

2049 Lincoln Ave



CODE CASE NBR      IMAGE DATE  
2014051444      5/13/2014

IMAGE DESCRIPTION

2049 Lincoln Ave



**C-2.f. DRAFT**

CODE CASE NBR      IMAGE DATE  
2014051444          5/13/2014

IMAGE DESCRIPTION  
2049 Lincoln Ave



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CODE CASE NBR      IMAGE DATE  
2014051444          11/3/2014

IMAGE DESCRIPTION  
2049 Lincoln Ave



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CODE CASE NBR      IMAGE DATE  
2014051444          11/3/2014

IMAGE DESCRIPTION  
2049 Lincoln Ave



CODE CASE NBR      IMAGE DATE  
2014051444          11/3/2014

IMAGE DESCRIPTION  
2049 Lincoln Ave



---

CODE CASE NBR      IMAGE DATE  
2014051444          11/3/2014

IMAGE DESCRIPTION  
2049 Lincoln Ave





Map & Directions

Map Only

Directions Only

Print

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 2049 Lincoln Ave, Winston-Salem, NC 27105-5010

Enter notes here

255

Total Distance: 2.18 mi— Total Time: 8 mins

<b>A</b> 100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St	Go for 288 ft <a href="#">Hide</a>
Turn right onto N Main St	Go for 0.6 mi <a href="#">Hide</a>
Continue on N Liberty St	Go for 275 ft <a href="#">Hide</a>
Turn left onto N Martin Luther King Jr Dr	Go for 416 ft <a href="#">Hide</a>
Continue on W 8th St	Go for 0.1 mi <a href="#">Hide</a>
Turn right onto N Cherry St	Go for 0.2 mi <a href="#">Hide</a>
Continue on N Marshall St	Go for 291 ft <a href="#">Hide</a>
Continue on University Pkwy	Go for 0.7 mi <a href="#">Hide</a>
Turn right onto W 20th St	Go for 229 ft <a href="#">Hide</a>
Turn left onto Lincoln Ave	Go for 0.1 mi <a href="#">Hide</a>
Turn right onto W 23rd St	Go for 114 ft <a href="#">Hide</a>
Arrive at W 23rd St. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b> 2049 Lincoln Ave, Winston-Salem, NC 27105-5010	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2015040074  
**PROPERTY ADDRESS**      2066 QUEEN ST  
**TAX BLOCK**      1074 **LOT(s)**      107  
**WARD**      SOUTHWEST  
**PROPERTY OWNER(s)**      BRUCE HAYDEN ALDERMAN, HEIRS  
**LIS PENDENS**      15m982 FILED 7/10/15

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 4/24/15 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 4/25/15. The Hearing was held on 5/26/15 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 5/31/2016 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication \_\_\_ on 6/9/15. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 6/13/15. The dwelling was found vacated and closed on 7/13/15.
3. The dwelling became eligible for demolition under the six (6) month rule on 12/13/15.
4. The notification letter was sent 5/31/16 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/16. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$5,110      Fair market value \$94,517  
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2015040074**

**NEIGHBORHOOD CONSERVATION OFFICER:  
CHRISTOPHER RUSSELL - (336)734-1269**

**2066 QUEEN ST**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

823027 OTHER - EXPOSED WIRING  
MINOR V-10-197

823028 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -  
MINOR V-10-197(G)(3)

823029 DISPLAY PROPER HOUSE NUMBERS -  
MINOR V-10-197(G)(10)

823030 REPAIR OR REPLACE DEFECTIVE SIDING -  
MINOR V-10-197(G)(3)

823031 REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS -  
MINOR V-10-197(G)(6)

823033 REPAIR SOFFIT AND/OR FACIA -  
MINOR V-10-197(G)(6)

823034 REPLACE DEFECTIVE SHEATHING -  
MINOR V-10-197(G)(6)

823037 REPAIR OR REPLACE FRONT PORCH CEILING -  
MINOR V-10-197(G)(7)

823039 REPAIR OR REPLACE ROOF COVERING -  
MINOR V-10-197(G)(6)

823032 REPLACE DEFECTIVE RAFTERS -  
UNFIT V-10-197(G)(6)

823035 WEATHERSTRIP DOORS -  
UNFIT V-10-197(B)(4)

823036 REPAIR OR REPLACE STEPS AT FRONT -  
UNFIT V-10-197(G)(8)

823038 REPAIR OR REPLACE SCREENS ON WINDOWS -  
UNFIT V-10-197(B)(3)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2015040074      6/1/2016

IMAGE DESCRIPTION

2066 Queen Street



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CODE CASE NBR      IMAGE DATE  
2015040074      6/1/2016

IMAGE DESCRIPTION

2066 Queen Street



---

CODE CASE NBR      IMAGE DATE  
2015040074      6/1/2016

IMAGE DESCRIPTION

2066 Queen Street



**C-2.g. DRAFT**

CODE CASE NBR      IMAGE DATE  
2015040074          6/1/2016

IMAGE DESCRIPTION  
2066 Queen Street



---

CODE CASE NBR      IMAGE DATE  
2015040074          6/1/2016

IMAGE DESCRIPTION  
2066 Queen Street



---

CODE CASE NBR      IMAGE DATE  
2015040074          6/1/2016

IMAGE DESCRIPTION  
2066 Queen Street



Map & Directions | Map Only | **Directions Only** | [Print](#)

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Ad



- 100 E 1st St, Winston-Salem, NC 27101-4037
- 2066 Queen St, Winston-Salem, NC 27103-2628

Enter notes here

255

Total Distance: 2.25 mi— Total Time: 6 mins

100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St	Go for 0.1 mi <a href="#">Hide</a>
Turn left onto S Liberty St	Go for 52 ft <a href="#">Hide</a>
Take ramp onto I-40-BR W toward US-158 W/US-421 N	Go for 1.5 mi <a href="#">Hide</a>
Take exit 4A toward Cloverdale Ave onto Cloverdale Ave SW	Go for 0.4 mi <a href="#">Hide</a>
Turn left onto Medical Center Blvd	Go for 0.2 mi <a href="#">Hide</a>
Turn right onto Queen St	Go for 229 ft <a href="#">Hide</a>
Arrive at Queen St. Your destination is on the left.	<a href="#">Hide</a>
2066 Queen St, Winston-Salem, NC 27103-2628	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**      2012031128  
**PROPERTY ADDRESS**      133 W ACADIA AV  
**TAX BLOCK**      0677      **LOT(s)**      201  
**WARD**      SOUTH  
**PROPERTY OWNER(s)**      QUEEN ESTHER JAMES  
**LIS PENDENS**      15m1681 FILED 11/12/2015

**DUE PROCESS**

1. The current **Complaint and Notice of Hearing** was issued 9/14/2015 and service was obtained by certified mail  regular  post  hand delivery\_\_\_, and publication\_\_\_ on 9/24/2015. The Hearing was held on 10/14/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 10/20/2015 and service was obtained by certified  regular  post  hand delivery\_\_\_, and publication \_\_\_ on 10/30/2015. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 11/30/2015. The dwelling was found vacated and closed on 11/30/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 5/30/2015.
4. The notification letter was sent 6/1/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS (if any)**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$5,087      Fair market value \$42,056  
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A****CASE NO: 2012031128****NEIGHBORHOOD CONSERVATION OFFICER:  
BRYAN WATTERS - (336)734-1270****133 W ACADIA AV****VIOL NBR    VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

733071 REPAIR OR REPLACE DEFECTIVE SIDING - RIGHT SIDE  
MINOR V-10-197(G)(3)

733073 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -  
MINOR V-10-197(G)(3)

733074 REGLAZE WINDOWS -  
MINOR V-10-197(B)(4)

819581 REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - REAR LEFT SIDE  
MINOR V-10-197(G)(6)

733066 REPAIR DOOR - BASEMENT DOOR AND REAR STORM DOOR  
UNFIT V-10-197(A)(15)

733067 REPLACE BROKEN WINDOW PANES - AT REAR  
UNFIT V-10-197(B)(4)

733069 REPAIR OR REPLACE ROOF COVERING -  
UNFIT V-10-197(G)(6)

733070 REPLACE DEFECTIVE SHEATHING -  
UNFIT V-10-197(G)(6)

733072 REPAIR OR REPLACE FRONT PORCH FLOOR - SECURE ANY LOOSE BOARDS AND  
DAMAGED BAND AT RIGHT SIDE  
UNFIT V-10-197(G)(7)

733075 PROVIDE SAFE HANDRAILS TO SERVE EXITS - BASEMENT  
UNFIT V-10-197(C)(2)

733076 PROVIDE SAFE STEPS TO SERVE EXITS - BASEMENT  
UNFIT V-10-197(C)(2)

733164 REPAIR FOUNDATION - RIGHT SIDE  
UNFIT V-10-197(G)(1)

819582 REPAIR SOFFIT AND/OR FACIA -  
UNFIT V-10-197(G)(6)

819584 REPLACE DEFECTIVE RAFTERS -  
UNFIT V-10-197(G)(6)



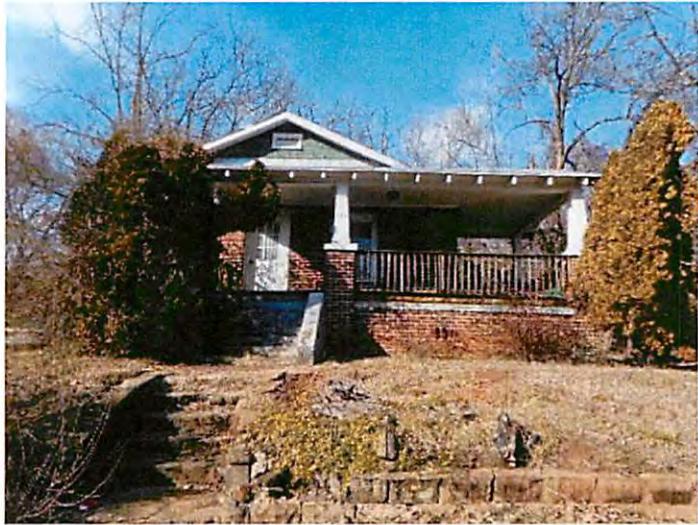
CODE CASE NBR      IMAGE DATE  
2012031128      2/2/2015

IMAGE DESCRIPTION  
133 W. Acadia Ave.



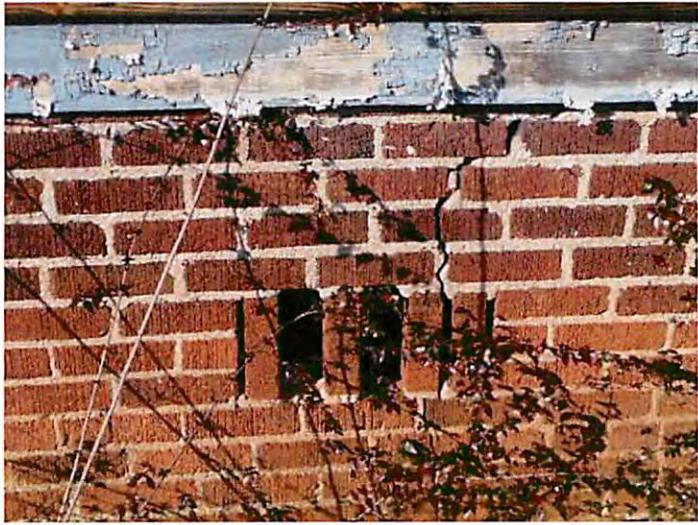
CODE CASE NBR      IMAGE DATE  
2012031128      2/2/2015

IMAGE DESCRIPTION  
133 W. Acadia Ave.



CODE CASE NBR      IMAGE DATE  
2012031128      2/2/2015

IMAGE DESCRIPTION  
133 W. Acadia Ave.



**C-2.h. DRAFT**

CODE CASE NBR      IMAGE DATE  
2012031128          2/2/2015

IMAGE DESCRIPTION  
133 W. Acadia Ave.



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CODE CASE NBR      IMAGE DATE  
2012031128          2/2/2015

IMAGE DESCRIPTION  
133 W. Acadia Ave.



---

CODE CASE NBR      IMAGE DATE  
2012031128          2/2/2015

IMAGE DESCRIPTION  
133 W. Acadia Ave.



Map & Directions | Map Only | **Directions Only** | [Print](#)

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 133 W Acadia Ave, Winston-Salem, NC 27127-2915

Enter notes here

255

Total Distance: 1.86 mi— Total Time: 7 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward N Church St on E 1st St	Go for 0.1 mi <a href="#">Hide</a>
	Turn left onto S Liberty St	Go for 0.3 mi <a href="#">Hide</a>
	Continue on Old Salem Rd	Go for 0.6 mi <a href="#">Hide</a>
	Take the 2nd exit from Old Salem Rd roundabout onto S Main St SE	Go for 0.8 mi <a href="#">Hide</a>
	Turn right onto W Acadia Ave	Go for 0.1 mi <a href="#">Hide</a>
	Arrive at W Acadia Ave. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b>	133 W Acadia Ave, Winston-Salem, NC 27127-2915	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**City Council – Action Request Form**

**Date:** June 1, 2016

---

**To:** The City Manager

---

**From:** D. Ritchie Brooks, Community and Business Development

**Council Action Requested:**  
 The adoption of an Ordinance ordering the Community and Business Development of the City of Winston-Salem to demolish structures unfit for human habitation and, otherwise to effectuate the purpose of Chapter 10, Article V, of the Winston-Salem City Code.

**Summary of Information:**  
 The structure units listed below have been condemned under the provision of the Housing Code. All required notices have been served and the time granted for compliance in each case has expired. The owner(s) has not complied with the Order to repair or demolish the structure unit.

**STRUCTURE UNITS WITH REPAIRS MORE THAN FIFTY PERCENT OF VALUE OF STRUCTURE (>50%) SIX MONTHS**

<b>Owner</b>	<b>Property Location</b>	<b>Block &amp; Lot(s)</b>
Basil & Tammy Phibbs	746 Glencoe Street	0820 012
C.W. Myers Trading Post Inc.	2554 Manchester Street	1217 175
John L. Morris	1410 E. 4 <sup>th</sup> Street	0397 003
Raul & Amanda Lio	1237 N. Dunleith Avenue	1396 060
RCH Properties LLC	534 N. Graham Avenue	1261, 062
James & Carmen Redmon	5069 Shattalon Drive (trailer only)	3462 042A
Quether Stefan Wilkins, Jr.	836 Rich Avenue	0456 380
Gwendolyn J. Idol	2530 Willard Road	2626 105K
Hawkeye Properties LLC	1524 E. 14 <sup>th</sup> Street	0416 008
Raul & Amanda Lio	214 W. 24 <sup>th</sup> Street	1370 103
Doretha E. Holmes	860 Rich Avenue	0456 392
Hunter & Mary Ellen James	5581 Beck Church Road (accy. only)	3450 200
Carmelo Marion & Noyola Marin	1611 N. Cherry Street	1338 104

**Committee Action:**

<b>Committee</b>	<b>Action</b>
<b>For</b>	<b>Against</b>
<b>Remarks:</b>	



**TO:** Tiffany Harris  
**FROM:** Michelle M. McCullough  
**DATE:** May 31, 2016  
**SUBJECT:** Demolitions for June 14, 2016  
 Community Development/Housing/General Government Committee Meeting

Bryce A. Stuart Municipal Building  
 100 E. First Street  
 P.O. Box 2511  
 Winston-Salem, NC 27102  
 CityLink 311 (336.727.8000)  
 Fax 336.746.1169

Historic Resources staff has reviewed the following properties that are scheduled to go before the Community Development/Housing/General Government Committee on June 14, 2016 for demolition consideration:

2066 Queen Street (**Ardmore Historic District**)  
 2049 Lincoln Avenue  
 1300 Watson Avenue  
 836 Rich Avenue (**Reynoldstown Historic District**)  
 860 Rich Avenue (**Reynoldstown Historic District**)  
 1524 14<sup>th</sup> Street  
 664 Mt. Vernon Avenue  
 1708 Thurmond Street  
 214 W. 24<sup>th</sup> Street  
 5581 Becks Church Road Accy  
 715 16<sup>th</sup> Street  
 2530 Willard Road  
 133 W. Acadia Avenue (**Washington Park Historic District**)  
 1610 Cannon Avenue  
 1611 Cherry Street (**North Cherry Street Historic District**)  
 746 Glencoe Street  
 3917 Ogburn Avenue  
 2554 Manchester Street  
 677 McGregor  
 1448 Emerald Street  
 2713 Raleigh Avenue  
 1410 E. 4<sup>th</sup> Street  
 112 S. Gordon Street  
 2219 Booker Street  
 137 N. Dunleith Avenue  
 534 N. Graham Avenue  
 5069 Shattalon Drive (trailer only)

While it appears that most of the properties were built prior to 1966, several are located within National Register Historic Districts. The following are the National Register properties: 2066 Queen Street located in the Ardmore Historic District; 836 and 860 Rich Avenue are located in the Reynoldstown Historic District; 133 W. Acadia Avenue is located in the Washington Park

**City Council:** Mayor Allen Joiner; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**Forsyth County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair; Ted Kaplan; Richard V. Linville; Walter Marshall; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair; Allan Youn -95- Chair; George M. Bryan, Jr.; Melynda Durnigan; Tommy Hicks; Clarence R. Lamb, Jr.; Darryl Little; Paul W. Mullican; Brenda J. Smith

Historic District; and 1611 Cherry Street is located in the Winston-Salem North Cherry Street Historic District.

Historic Resources staff has concerns about the loss of structures in so many of the City's National Register Historic District; therefore, I have sent notice to Preserve Forsyth, the local Historic Preservation non-profit organization to advise them of this loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County.

If demolition for this structure is approved, Historic Resources staff would like to request that the Community and Business Development Department have the structure professionally photo-documented, submitting the photos to the Forsyth County Historic Resources Commission and any architectural elements be salvaged from the house prior to demolition.

None of the buildings are designated a Local Historic Landmark or located within designated local historic districts. Therefore, Historic Resources staff has no other special requests at this time.

cc Ritchie Brooks, Director, Community and Business Development  
Preserve Forsyth

**ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE  
PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203((f)(2) OF THE CODE OF  
THE CITY OF WINSTON-SALEM**

**WHEREAS**, the Community and Business Development Department, after due notice and hearing, determined that the property hereinafter described in Exhibit (s) was unfit for human habitation; and

**WHEREAS**, either the Mayor and City Council adopted an ordinance or the Housing Conservation Administrator issued a repair or vacate and close order; and

**WHEREAS**, the repairs necessary to render the structure fit for human habitation would exceed more than fifty percent (>50%) of the present value of the structure; and

**WHEREAS**, the owner of the property herein described in Exhibit(s) vacated and closed said structure and kept it vacated and closed for a period of six months pursuant to said Order; and

**WHEREAS**, the Mayor and City Council hereby finds that:

- (1) Six months has passed since the structure was vacated and closed pursuant to the previous order.
- (2) The property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in said order to render it fit for human habitation.
- (3) The continuation of said structure in its vacated status will be inimical to health, safety, morals and welfare of the City in that the dwelling will continue to deteriorate, will create a fire and safety hazard, will be a threat to children and vagrants, will attract persons intent on criminal activities, will cause or contribute to blight and the deterioration of the property values in the area and will render unavailable property and dwelling which may otherwise have been available to

ease the persistent shortage of decent and affordable housing in this State and City.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Winston-Salem, as follows:

**Section 1.** The owner(s) of the property herein described in Exhibit(s) is hereby ordered to demolish and remove said property within ninety days.

**Section 2.** In the event the owner(s) fails to comply with this order of the Mayor and City Council within the prescribed time period, the Community and Business Development Department of the City of Winston-Salem is hereby ordered and authorized to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property herein described by causing said dwelling be demolished and removed.

**Section 3.** The property to which this ordinance applies is known and described as set out in Exhibit(s) attached hereto and incorporated herein by reference.

**Section 4.** This ordinance shall become effective upon its adoption, and a copy hereof, certified by the Secretary of the City of Winston-Salem, shall be recorded in the office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantors index, as provided by law.

**INSTRUMENT DRAWN BY:**

\_\_\_\_\_

**CITY ATTORNEY**

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2013110406**  
**PROPERTY ADDRESS 746 GLENCOE ST**  
**TAX BLOCK 0820 LOT(s) 012**  
**WARD SOUTHEAST**  
**PROPERTY OWNER(s) BASIL W PHIBBS TAMMY N PHIBBS**  
**LIS PENDENS 14M902 FILED 06/09/2014**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 11/14/2013 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 11/25/2013. The hearing was held on 12/16/2013 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes \_\_\_ no .
2. The **Finding and Order** was issued on 2/21/2014 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 02/22/2014. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 03/22/2014. The dwelling was found vacated and closed on 03/25/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 09/25/2014.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$6,641.00 Fair market value \$7,778.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2013110406

NEIGHBORHOOD CONSERVATION OFFICER:

GREG PARKER - (336)734-1267

746 GLENCOE ST

VIOL NBR VIOLATION DESCRIPTION  
STATUS/ORDINANCE

788844 REPAIR ROOF LEAK - DINING RM, LIVING RM, KITCHEN  
UNFIT V-10-197(G)(6)

788846 REPAIR OR REPLACE LOOSE FLOOR COVERING - KITCHEN, DEN  
UNFIT V-10-197(G)(2)

788847 HAVE STRUCTURE EXTERMINATED OF INSECTS, RODENTS - OTHER PESTS -  
UNFIT V-10-197

788848 REPLACE LOOSE WALL AND CEILING MATERIALS -  
UNFIT V-10-197(G)(4)

788849 REPAIR PLUMBING LEAK IN BATH -  
UNFIT V-10-197(D)(15)

788850 OTHER - REPAIR HEAT NOT WORKING  
UNFIT V-10-197

788851 REPAIR DEFECTIVE LIGHT FIXTURES - IN LAUNDRY RM AND REAR ROOM ON PORCH  
UNFIT V-10-197(F)(1)

788853 INSTALL OUTLET - IN BED RM  
UNFIT V-10-197(F)(3)

788855 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - BED RM #1AND 2  
UNFIT V-10-197(F)(1)

788856 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2013110406      5/24/2016

IMAGE DESCRIPTION

746 GLENCOE STREET



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CODE CASE NBR      IMAGE DATE  
2013110406      5/24/2016

IMAGE DESCRIPTION

746 GLENCOE STREET



---

CODE CASE NBR      IMAGE DATE  
2013110406      5/24/2016

IMAGE DESCRIPTION

746 GLENCOE STREET





Map & Directions | Map Only | Directions Only | [Print](#)

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 746 Glencoe St, Winston-Salem, NC 27107-3221

Enter notes here

255

Total Distance: 3.26 mi— Total Time: 8 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward N Church St on E 1st St	Go for 45 ft <a href="#">Hide</a>
	Turn left onto S Church St	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto Cemetery St	Go for 229 ft <a href="#">Hide</a>
	Turn right onto S Main St SE	Go for 141 ft <a href="#">Hide</a>
	Take ramp onto I-40-BR E	Go for 0.4 mi <a href="#">Hide</a>
	Take exit 6A toward NC-8 S/Lexington/High Point onto US-52 S/US-311 S (John M Gold Fwy)	Go for 1.4 mi <a href="#">Hide</a>
	Take exit 108A toward Waughtown St	Go for 0.2 mi <a href="#">Hide</a>
	Turn left onto Waughtown St	Go for 0.4 mi <a href="#">Hide</a>
	Turn right onto Old Lexington Rd	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto Glencoe St	Go for 0.2 mi <a href="#">Hide</a>
	Arrive at Glencoe St. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b>	746 Glencoe St, Winston-Salem, NC 27107-3221	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2011090223**  
**PROPERTY ADDRESS 2554 MANCHESTER ST**  
**TAX BLOCK 1217 LOT(s) 175**  
**WARD NORTHEAST**  
**PROPERTY OWNER(s) C W MYERS TRADING POST INC**  
**LIS PENDENS 12M98 FILED 01/17/2012**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 10/19/2011 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 10/24/2011. The hearing was held on 11/18/2011 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes \_\_\_ no .
2. The **Finding and Order** was issued on 12/8/2011 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 12/13/2011. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 01/12/2012. The dwelling was found vacated and closed on 01/27/2012.
3. The dwelling became eligible for demolition under the six (6) month rule on 07/27/2012.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$6,325.00 Fair market value \$4,697.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2011090223**

**NEIGHBORHOOD CONSERVATION OFFICER:  
SHAWN HELM - (336)734-1271**

**2554 MANCHESTER ST**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

718409 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2011090223      1/14/2016

IMAGE DESCRIPTION

2554 MANCHESTER STREET



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CODE CASE NBR      IMAGE DATE  
2011090223      6/1/2016

IMAGE DESCRIPTION

2554 MANCHESTER STREET





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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 2554 Manchester St, Winston-Salem, NC 27105-4622

Enter notes here

255

Total Distance: 4.09 mi— Total Time: 10 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward N Church St on E 1st St	Go for 45 ft <a href="#">Hide</a>
	Turn left onto S Church St	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto Cemetery St	Go for 229 ft <a href="#">Hide</a>
	Turn right onto S Main St SE	Go for 141 ft <a href="#">Hide</a>
	Take ramp onto I-40-BR E	Go for 0.6 mi <a href="#">Hide</a>
	Take exit 6B toward NC-8 N/Mount Airy/Smith Reynolds Airport onto US-52 N/US-311 N (John M Gold Fwy)	Go for 0.9 mi <a href="#">Hide</a>
	Continue on US-52 (John M Gold Fwy)	Go for 1.4 mi <a href="#">Hide</a>
	Take exit 111A toward 28th St	Go for 0.1 mi <a href="#">Hide</a>
	Turn right onto N Cleveland Ave	Go for 337 ft <a href="#">Hide</a>
	Turn left onto E 25th St	Go for 0.6 mi <a href="#">Hide</a>
	Turn left onto Ansonia St	Go for 0.1 mi <a href="#">Hide</a>
	Turn right onto NE 26th St	Go for 242 ft <a href="#">Hide</a>
	1 minimized direction	<a href="#">Show</a>
<b>B</b>	2554 Manchester St, Winston-Salem, NC 27105-4622	<a href="#">Expand All</a>

**C-3.b. DRAFT**



When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2013020757**  
**PROPERTY ADDRESS 1410 E FOURTH ST**  
**TAX BLOCK 0397 LOT(s) 003**  
**WARD EAST**  
**PROPERTY OWNER(s) JOHN L MORRIS**  
**LIS PENDENS 13M1191 FILED 06/03/2013**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 03/28/2013 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 04/10/2013. The hearing was held on 04/29/2013 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes  no \_\_\_.
2. The **Finding and Order** was issued on 5/8/2013 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 05/17/2013. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 06/17/2013. The dwelling was found vacated and closed on 08/13/2013.
3. The dwelling became eligible for demolition under the six (6) month rule on 02/13/2013.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$12,456.00 Fair market value \$13,962.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2013020757

NEIGHBORHOOD CONSERVATION OFFICER:  
JIMMY MULLINS - (336)734-1263

1410 E FOURTH ST

VIOL NBR    VIOLATION DESCRIPTION  
                  STATUS/ORDINANCE

761478 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -  
MINOR V-10-197(G)(3)

761480 REPAIR OR REPLACE DEFECTIVE SIDING -  
MINOR V-10-197(G)(3)

761476 REPAIR OR REPLACE FRONT PORCH RAILINGS -  
UNFIT V-10-197(G)(7)

761477 REPAIR OR REPLACE FRONT PORCH CEILING -  
UNFIT V-10-197(G)(7)

761479 REPAIR SOFFIT AND/OR FACIA -  
UNFIT V-10-197(G)(6)

761481 REPAIR FOUNDATION -  
UNFIT V-10-197(G)(1)

761482 REPLACE DEFECTIVE RAFTERS -  
UNFIT V-10-197(G)(6)

761483 REPLACE DEFECTIVE SHEATHING -  
UNFIT V-10-197(G)(6)

761484 REPAIR OR REPLACE ROOF COVERING -  
UNFIT V-10-197(G)(6)

761485 OTHER - REPLACE DAMAGED GABLE VENTS  
UNFIT V-10-197

761486 REPAIR CRAWL SPACE DOOR -  
UNFIT V-10-197(G)(1)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2013020757      2/14/2013

IMAGE DESCRIPTION  
1410 E. 4TH STREET



CODE CASE NBR      IMAGE DATE  
2013020757      5/24/2016

IMAGE DESCRIPTION  
1410 E. 4TH STREET



CODE CASE NBR      IMAGE DATE  
2013020757      5/24/2016

IMAGE DESCRIPTION  
1410 E. 4TH STREET





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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 1410 E 4th St, Winston-Salem, NC 27101-4515

Enter notes here

255

Total Distance: 1.2 mi— Total Time: 6 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.3 mi <a href="#">Hide</a>
	Turn right onto E 4th St	Go for 0.7 mi <a href="#">Hide</a>
	Turn right onto N Laura Wall Blvd NE	Go for 262 ft <a href="#">Hide</a>
	Turn left onto E 3rd St	Go for 433 ft <a href="#">Hide</a>
	Turn left onto N Martin Luther King Jr Dr	Go for 262 ft <a href="#">Hide</a>
	Turn right onto E 4th St	Go for 173 ft <a href="#">Hide</a>
	Arrive at E 4th St. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b>	1410 E 4th St, Winston-Salem, NC 27101-4515	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2014110520**  
**PROPERTY ADDRESS 1237 N DUNLEITH AV**  
**TAX BLOCK 1396 LOT(s) 060**  
**WARD EAST**  
**PROPERTY OWNER(s) RAUL LIO AMANDA LIO**  
**LIS PENDENS 15M196 FILED 02/05/2015**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 12/09/2014 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 12/19/2014. The hearing was held on 1/8/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 1/27/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 02/07/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 03/07/2015. The dwelling was found vacated and closed on 06/01/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 12/01/2015.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$12,997.00

Fair market value \$4,522.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2014110520**

**NEIGHBORHOOD CONSERVATION OFFICER:**

**JIMMY MULLINS - (336)734-1263**

**1237 N DUNLEITH AV**

**VIOL NBR    VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

815802 REPAIR OR REPLACE LOOSE FLOOR COVERING - THOUGHOUT  
MINOR V-10-197(G)(2)

815789 REPAIR DOOR - THOUGHOUT  
UNFIT V-10-197(A)(15)

815790 REPAIR DOOR - BACK ENTRANCE  
UNFIT V-10-197(A)(15)

815791 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)

815793 OTHER - REPAIR WINDOWS TO ELIMATE PLYWOOD  
UNFIT V-10-197

815794 WEATHERSTRIP DOORS -  
UNFIT V-10-197(B)(4)

815795 REPAIR KITCHEN CABINETS -  
UNFIT V-10-197(A)(16)

815796 PROVIDE OPERABLE SMOKE DETECTOR -  
UNFIT V-10-197(L)(1)

815797 REPAIR FURNACE -  
UNFIT V-10-197(E)(2)

815799 REPAIR HOLES IN WALLS AND CEILINGS -  
UNFIT V-10-197(G)(4)

815800 REPAIR DEFECTIVE LIGHT FIXTURES - BDR  
UNFIT V-10-197(F)(1)

815801 REPAIR DEFECTIVE FLOORING -  
UNFIT V-10-197(G)(2)

815803 REPAIR ROOF LEAK -  
UNFIT V-10-197(G)(6)

815804 SECURE COMMODE TO FLOOR -  
UNFIT V-10-197(D)(4)

815805 REPAIR LAVATORY AND/OR FIXTURES -  
UNFIT V-10-197(D)(10)

815806 REPAIR OR REPLACE SCREENS ON DOORS -  
UNFIT V-10-197(B)(3)

**C-3.d. DRAFT**

815807 REPAIR OR REPLACE SCREENS ON WINDOWS -  
UNFIT V-10-197(B)(3)

815808 REPAIR FOUNDATION -  
UNFIT V-10-197(G)(1)

815809 REPAIR FOUNDATION VENTS - MAKE RODENT PROOF  
UNFIT V-10-197(H)(6)(B)

815798 OTHER - INSTALL BLANK PLATES IN BREAKER BOX  
UNFIT HAZARDOUS V-10-197

# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2014110520      11/17/2014

IMAGE DESCRIPTION

1237 DUNLEITH AVENUE



CODE CASE NBR      IMAGE DATE  
2014110520      11/17/2014

IMAGE DESCRIPTION

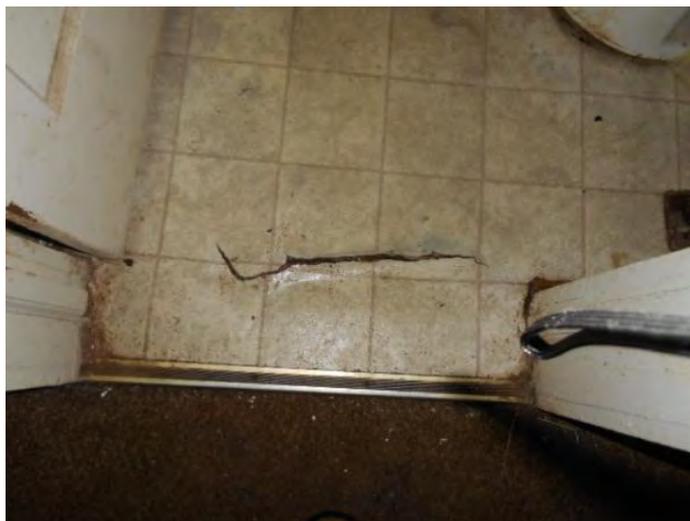
1237 DUNLEITH AVENUE



CODE CASE NBR      IMAGE DATE  
2014110520      11/17/2014

IMAGE DESCRIPTION

1237 DUNLEITH AVENUE



**C-3.d. DRAFT**

CODE CASE NBR      IMAGE DATE  
2014110520          11/17/2014

IMAGE DESCRIPTION  
1237 DUNLEITH AVENUE



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CODE CASE NBR      IMAGE DATE  
2014110520          11/17/2014

IMAGE DESCRIPTION  
1237 DUNLEITH AVENUE



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CODE CASE NBR      IMAGE DATE  
2014110520          11/17/2014

IMAGE DESCRIPTION  
1237 DUNLEITH AVENUE



CODE CASE NBR      IMAGE DATE  
2014110520          11/17/2014

IMAGE DESCRIPTION  
1237 DUNLEITH AVENUE



CODE CASE NBR      IMAGE DATE  
2014110520          5/24/2016

IMAGE DESCRIPTION  
1237 DUNLEITH AVENUE



CODE CASE NBR      IMAGE DATE  
2014110520          5/24/2016

IMAGE DESCRIPTION  
1237 DUNLEITH AVENUE



**C-3.d. DRAFT**

CODE CASE NBR      IMAGE DATE  
2014110520          5/24/2016

IMAGE DESCRIPTION  
1237 DUNLEITH AVENUE



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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 1237 N Dunleith Ave, Winston-Salem, NC 27101-1729

Enter notes here

255

Total Distance: 2.09 mi— Total Time: 9 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto E 3rd St	Go for 337 ft <a href="#">Hide</a>
	Turn left onto Patterson Ave	Go for 0.5 mi <a href="#">Hide</a>
	Turn right onto N Liberty St	Go for 0.7 mi <a href="#">Hide</a>
	Turn right onto E 14th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn right onto N Dunleith Ave	Go for 0.1 mi <a href="#">Hide</a>
	Arrive at N Dunleith Ave. Your destination is on the left.	<a href="#">Hide</a>
<b>B</b>	1237 N Dunleith Ave, Winston-Salem, NC 27101-1729	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2015051644**  
**PROPERTY ADDRESS 214 W TWENTY-FOURTH ST**  
**TAX BLOCK 1370 LOT(s) 103**  
**WARD NORTH**  
**PROPERTY OWNER(s) RAUL A LIO & AMANDA M LIO**  
**LIS PENDENS 15m1743 FILED 11/10/2015**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 6/1/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 7/1/2015. The hearing was held on 7/1/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes \_\_\_ no .
2. The **Finding and Order** was issued on 10/6/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 10/16/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 11/16/2015. The dwelling was found vacated and closed on 11/16/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 4/16/2016.
4. The notification letter was sent 6/1/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$10,679 Fair market value \$8,845

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2015051644

NEIGHBORHOOD CONSERVATION OFFICER:  
OLA BROWN - (336)734-1260

214 W TWENTY-FOURTH ST

VIOL NBR   VIOLATION DESCRIPTION  
                  STATUS/ORDINANCE

827837 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -  
MINOR V-10-197(G)(3)

827839 REPAIR FOUNDATION -  
MINOR V-10-197(G)(1)

827827 REPAIR OR REPLACE DEFECTIVE SIDING -  
UNFIT V-10-197(G)(3)

827828 REPAIR OR REPLACE SCREENS ON WINDOWS -  
UNFIT V-10-197(B)(3)

827829 PROVIDE DOOR - SCREEN OR STORM DOORS  
UNFIT V-10-197(A)(15)

827831 OTHER - 10-197(B)(4) WINDOWS AND DOORS SHALL BE REASONABLY  
WEATHERTIGHT....(DECAYED WINDOW SILLS)  
UNFIT V-10-197

827832 REPAIR OR REPLACE FRONT PORCH FLOOR -  
UNFIT V-10-197(G)(7)

827833 REPAIR OR REPLACE REAR PORCH FLOOR -  
UNFIT V-10-197(G)(7)

827838 REPAIR DEFECTIVE LIGHT FIXTURES -  
UNFIT V-10-197(F)(1)

827840 REPAIR SOFFIT AND/OR FACIA -  
UNFIT V-10-197(G)(6)

827843 PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL -  
UNFIT V-10-197(F)(10)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2015051644      5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



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CODE CASE NBR      IMAGE DATE  
2015051644      5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644      5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



**C-3.e. DRAFT**

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



**C-3.e. DRAFT**

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



CODE CASE NBR      IMAGE DATE  
2015051644          5/19/2015

IMAGE DESCRIPTION  
214 W. 24th Street



---

CODE CASE NBR      IMAGE DATE  
2015051644          2/23/2016

IMAGE DESCRIPTION  
214 W. 24th Street





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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 214 W 24th St, Winston-Salem, NC 27105-5117

Enter notes here

255

Total Distance: 2.83 mi— Total Time: 10 mins

<b>A</b> 100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St	Go for 288 ft <a href="#">Hide</a>
Turn right onto N Main St	Go for 0.6 mi <a href="#">Hide</a>
Continue on N Liberty St	Go for 275 ft <a href="#">Hide</a>
Turn left onto N Martin Luther King Jr Dr	Go for 416 ft <a href="#">Hide</a>
Continue on W 8th St	Go for 0.1 mi <a href="#">Hide</a>
Turn right onto N Cherry St	Go for 0.2 mi <a href="#">Hide</a>
Continue on N Marshall St	Go for 291 ft <a href="#">Hide</a>
Continue on University Pkwy	Go for 1.0 mi <a href="#">Hide</a>
Turn right onto NW 25th St	Go for 0.4 mi <a href="#">Hide</a>
Turn right onto NW Collins St	Go for 488 ft <a href="#">Hide</a>
Turn left onto W 24th St	Go for 501 ft <a href="#">Hide</a>
Arrive at W 24th St. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b> 214 W 24th St, Winston-Salem, NC 27105-5117	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2014120348**  
**PROPERTY ADDRESS 534 N GRAHAM AV**  
**TAX BLOCK 1261 LOT(s) 062**  
**WARD EAST**  
**PROPERTY OWNER(s) RCH PROPERTIES LLC**  
**LIS PENDENS 15M286 FILED 03/03/2015**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 12/29/2014 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 01/06/2015. The hearing was held on 1/28/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 2/2/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 02/12/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 03/12/2015. The dwelling was found vacated and closed on 06/02/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 12/02/2015.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$15,820.00 Fair market value \$3,849.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



## CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2014120348

NEIGHBORHOOD CONSERVATION OFFICER:  
JIMMY MULLINS - (336)734-1263

534 N GRAHAM AV

VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE

- 816964 REPAIR OR REPLACE ROOF COVERING -  
MINOR V-10-197(G)(6)
- 816966 OTHER - INSTALL SHELVES  
MINOR V-10-197
- 816968 PAINT WALLS AND CEILINGS -  
MINOR V-10-197(G)(4)
- 816969 REPAIR OR REPLACE DEFECTIVE SIDING -  
MINOR V-10-197(G)(3)
- 816954 OTHER - REPAIR DOOR JAMB FRONT ENTRY  
UNFIT V-10-197
- 816955 REPAIR THRESHOLD - THOUGHOUT HOUSE  
UNFIT V-10-197(B)(4)
- 816956 OTHER - REPAIR WINDOWS MAKE OPERABLE  
UNFIT V-10-197
- 816957 REPAIR CRAWL SPACE DOOR -  
UNFIT V-10-197(G)(1)
- 816958 OTHER - REPAIR SHOWER AND SHOWER SURROUND  
UNFIT V-10-197
- 816959 REPAIR OR REPLACE LOOSE FLOOR COVERING - THOUGHOUT  
UNFIT V-10-197(G)(2)
- 816960 REPAIR ROOF LEAK - FRONT BDR.  
UNFIT V-10-197(G)(6)
- 816961 HAVE STRUCTURE EXTERMINATED OF INSECTS, RODENTS - OTHER PESTS - RATS  
UNFIT V-10-197
- 816962 REPAIR DEFECTIVE LIGHT FIXTURES -  
UNFIT V-10-197(F)(1)
- 816963 PROVIDE OPERABLE SMOKE DETECTOR -  
UNFIT V-10-197(L)(1)
- 816965 REPAIR WINDOW LOCKS -  
UNFIT V-10-197(B)(4)
- 816967 REPAIR HOLES IN WALLS AND CEILINGS -  
UNFIT V-10-197(G)(4)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2014120348      5/24/2016

IMAGE DESCRIPTION

534 N. GRAHAM AVENUE



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CODE CASE NBR      IMAGE DATE  
2014120348      5/24/2016

IMAGE DESCRIPTION

534 N. GRAHAM AVENUE



---

CODE CASE NBR      IMAGE DATE  
2014120348      5/24/2016

IMAGE DESCRIPTION

534 N. GRAHAM AVENUE





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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 534 N Graham Ave, Winston-Salem, NC 27101-3335

Enter notes here

255

Total Distance: 1.44 mi— Total Time: 6 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.3 mi <a href="#">Hide</a>
	Turn right onto E 4th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto Metropolitan Dr NE	Go for 377 ft <a href="#">Hide</a>
	Turn right onto E 5th St	Go for 0.6 mi <a href="#">Hide</a>
	Turn left onto N Graham Ave	Go for 459 ft <a href="#">Hide</a>
	Arrive at N Graham Ave. Your destination is on the left.	<a href="#">Hide</a>
<b>B</b>	534 N Graham Ave, Winston-Salem, NC 27101-3335	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2014011220**  
**PROPERTY ADDRESS 5069 SHATTALON DR (Trailer Only)**  
**TAX BLOCK 3462 LOT(s) 042A**  
**WARD NORTH**  
**PROPERTY OWNER(s) JAMES G REDMON CARMEN M REDMON**  
**LIS PENDENS 14M1253 FILED 07/10/2014**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 02/18/2014 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 02/28/2014. The hearing was held on 3/20/2014 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes \_\_\_ no .
2. The **Finding and Order** was issued on 6/6/2014 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 06/10/2014. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 07/10/2014. The dwelling was found vacated and closed on 07/11/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 01/11/2015.
4. The notification letter was sent 05/18/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 06/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_ no \_\_\_.

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$8,590.00 Fair market value \$3,000.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2014011220**

**NEIGHBORHOOD CONSERVATION OFFICER:**

**OLA BROWN - (336)734-1260**

**5069 SHATTALON DR**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

793395 REPAIR LOCKSETS - FRONT AND REAR ENTRANCE  
COMPLIED V-10-197(B)(4)

793396 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)

793397 PROVIDE OPERABLE SMOKE DETECTOR - EACH BEDROOM AND OUTSIDE SLEEPING AREA  
UNFIT V-10-197(L)(1)

793398 REPAIR DEFECTIVE LIGHT FIXTURES -  
UNFIT V-10-197(F)(1)

793399 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS -  
UNFIT V-10-197(F)(1)

793400 REPAIR HOLES IN WALLS AND CEILINGS -  
UNFIT V-10-197(G)(4)

793401 REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE -  
UNFIT V-4-89(4)

793402 PROVIDE HEATING FACILITY -  
UNFIT V-10-197(E)(1)

793403 REPLACE LOOSE WALL AND CEILING MATERIALS -  
UNFIT V-10-197(G)(4)

793404 REPAIR COMMODE -  
UNFIT V-10-197(D)(2)

793405 REPAIR DEFECTIVE FLOORING -  
UNFIT V-10-197(G)(2)

793406 REPAIR OR REPLACE LOOSE FLOOR COVERING - BATHRM, ETC.  
UNFIT V-10-197(G)(2)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2014011220      7/28/2015

IMAGE DESCRIPTION

5069 Shattalon Drive



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CODE CASE NBR      IMAGE DATE  
2014011220      7/28/2015

IMAGE DESCRIPTION

5069 Shattalon Drive



---

CODE CASE NBR      IMAGE DATE  
2014011220      7/28/2015

IMAGE DESCRIPTION

5069 Shattalon Drive



**C-3.g. DRAFT**

CODE CASE NBR      IMAGE DATE  
2014011220          6/1/2016

IMAGE DESCRIPTION  
5069 Shattalon Drive



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CODE CASE NBR      IMAGE DATE  
2014011220          6/1/2016

IMAGE DESCRIPTION  
5069 Shattalon Drive



---

CODE CASE NBR      IMAGE DATE  
2014011220          6/1/2016

IMAGE DESCRIPTION  
5069 Shattalon Drive



CODE CASE NBR      IMAGE DATE  
2014011220          6/1/2016

IMAGE DESCRIPTION  
5069 Shattalon Drive



---

CODE CASE NBR      IMAGE DATE  
2014011220          6/1/2016

IMAGE DESCRIPTION  
5069 Shattalon Drive





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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 5069 Shattalon Dr, Winston-Salem, NC 27106-9653

Enter notes here

255

Total Distance: 8.23 mi— Total Time: 22 mins

<b>A</b> 100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St	Go for 288 ft <a href="#">Hide</a>
Turn right onto N Main St	Go for 0.6 mi <a href="#">Hide</a>
Continue on N Liberty St	Go for 275 ft <a href="#">Hide</a>
Turn left onto N Martin Luther King Jr Dr	Go for 416 ft <a href="#">Hide</a>
Continue on W 8th St	Go for 0.1 mi <a href="#">Hide</a>
Turn right onto N Cherry St	Go for 0.2 mi <a href="#">Hide</a>
Continue on N Marshall St	Go for 291 ft <a href="#">Hide</a>
Continue on University Pkwy	Go for 1.8 mi <a href="#">Hide</a>
Keep left onto University Pkwy	Go for 2.3 mi <a href="#">Hide</a>
Turn left onto Bethabara Park Blvd	Go for 1.4 mi <a href="#">Hide</a>
Turn right onto Bethabara Rd	Go for 1.3 mi <a href="#">Hide</a>
Turn left onto Shattalon Dr	Go for 0.1 mi <a href="#">Hide</a>
1 minimized direction	<a href="#">Show</a>

**C-3.g. DRAFT**



5069 Shattalon Dr, Winston-Salem, NC 27106-9653

[Expand All](#)

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE**

**CASE SUMMARY - HOUSING FILE NO.**     2015030672  
**PROPERTY ADDRESS**     836 RICH AV  
**TAX BLOCK**     0456             **LOT(s)**     380  
**WARD**     EAST  
**PROPERTY OWNER(s)** QUETHER STEFAN WILKINS, JR  
**LIS PENDENS**     15m915 FILED 7/10/15

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 4/6/15 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 5/16/2015. The hearing was held on 5/6/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no\_\_\_.
2. The **Finding and Order** was issued on 5/15/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 5/25/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 6/25/2015. The dwelling was found vacated and closed on 6/15/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 11/15/2015.
4. The notification letter was sent 5/31/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$6,739                     Fair market value \$1,988

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2015030672**

**NEIGHBORHOOD CONSERVATION OFFICER:  
JIMMY MULLINS - (336)734-1263**

**836 RICH AV**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

821935 REPAIR OR REPLACE DEFECTIVE SIDING -  
MINOR V-10-197(G)(3)

821936 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -  
MINOR V-10-197(G)(3)

821938 REPAIR SOFFIT AND/OR FACIA -  
MINOR V-10-197(G)(6)

821937 REPLACE DEFECTIVE RAFTERS - FLY RAFTER LEFT SIDE  
UNFIT V-10-197(G)(6)

821939 REPAIR OR REPLACE ROOF COVERING -  
UNFIT V-10-197(G)(6)

821940 REPLACE DEFECTIVE SHEATHING -  
UNFIT V-10-197(G)(6)

821941 REPAIR FOUNDATION VENTS - MAKE RODENT PROOF  
UNFIT V-10-197(H)(6)(B)

821942 REPAIR RETAINING WALL -  
UNFIT V-10-197(H)(5)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2015030672      6/1/2016

IMAGE DESCRIPTION

836 Rich Ave



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CODE CASE NBR      IMAGE DATE  
2015030672      6/1/2016

IMAGE DESCRIPTION

836 Rich Ave



---

CODE CASE NBR      IMAGE DATE  
2015030672      6/1/2016

IMAGE DESCRIPTION

836 Rich Ave





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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 836 Rich Ave, Winston-Salem, NC 27101-3426

Enter notes here

255

Total Distance: 1.8 mi— Total Time: 8 mins

	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.3 mi <a href="#">Hide</a>
	Turn right onto E 4th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto Metropolitan Dr NE	Go for 377 ft <a href="#">Hide</a>
	Turn right onto E 5th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto N Martin Luther King Jr Dr	Go for 0.1 mi <a href="#">Hide</a>
	Turn right onto New Walkertown Rd (US-311)	Go for 0.3 mi <a href="#">Hide</a>
	Turn left onto N Cameron Ave	Go for 193 ft <a href="#">Hide</a>
	Turn right onto Mt Zion Pl	Go for 282 ft <a href="#">Hide</a>
	Turn left onto Rich Ave	Go for 521 ft <a href="#">Hide</a>
	Arrive at Rich Ave. Your destination is on the left.	<a href="#">Hide</a>
	836 Rich Ave, Winston-Salem, NC 27101-3426	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2014120747**  
**PROPERTY ADDRESS 2530 WILLARD RD**  
**TAX BLOCK 2626 LOT(s) 105K**  
**WARD SOUTHEAST**  
**PROPERTY OWNER(s) GWENDOLYN J. IDOL**  
**LIS PENDENS 15m493 FILED 4/8/15**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 1/9/15 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 2/9/15. The hearing was held on 2/9/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no x.
2. The **Finding and Order** was issued on 3/2/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 3/6/15. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 4/6/15. The dwelling was found vacated and closed on 4/16/15.
3. The dwelling became eligible for demolition under the six (6) month rule on 9/16/15.
4. The notification letter was sent 5/31/16 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/13/16. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no x.

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$22,359 Fair market value \$32,731

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



## CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2014120747

NEIGHBORHOOD CONSERVATION OFFICER:  
GREG PARKER - (336)734-1267

2530 WILLARD RD

VIOL NBR    VIOLATION DESCRIPTION  
STATUS/ORDINANCE817657 OTHER - REPAIR ROTTEN RAFTERS IN REAR  
COMPLIED V-10-197817668 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - HALL  
COMPLIED V-10-197(F)(1)817656 REPAIR OR REPLACE DEFECTIVE SIDING - ON SIDE  
MINOR V-10-197(G)(3)817662 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - WINDOW TRIM  
MINOR V-10-197(G)(3)817658 REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - ON SIDE  
UNFIT V-10-197(G)(6)817659 REPLACE DEFECTIVE RAFTERS - IN REAR UNDER PORCH  
UNFIT V-10-197(G)(6)817660 OTHER - REPAIR PORCH FLOOR ON SIDE  
UNFIT V-10-197817661 REPAIR CRAWL SPACE DOOR - BOTH CRAWL SPACE DOORS IN REAR  
UNFIT V-10-197(G)(1)817663 REPLACE BROKEN WINDOW PANES - IN GARAGE  
UNFIT V-10-197(B)(4)817664 REPAIR TUB FIXTURES - IN BED ROOM BATH  
UNFIT V-10-197(D)(10)817665 REPAIR DEFECTIVE LIGHT FIXTURES - IN HALL  
UNFIT V-10-197(F)(1)817666 REPAIR HOLES IN WALLS AND CEILINGS - BED ROOM #1  
UNFIT V-10-197(G)(4)817667 REPAIR ROOF LEAK - IN BED ROOM #1,#2#3 AND KITCHEN  
UNFIT V-10-197(G)(6)817669 REPAIR DEFECTIVE LIGHT FIXTURES - REAR ROOM BED ROOM #2  
UNFIT V-10-197(F)(1)817670 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - HALL  
UNFIT V-10-197(F)(1)817671 PROVIDE OPERABLE SMOKE DETECTOR - IN ALL BED ROOMS AND OUTSIDE LIVING AREA  
UNFIT V-10-197(L)(1)

**C-3.i. DRAFT**

817672 OTHER - SECURE COUNTER TOP TO WALL IN KITCHEN  
UNFIT V-10-197

817673 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - IN KITCHEN  
BESIDE STOVE  
UNFIT V-10-197(F)(1)

817674 REPAIR SOFFIT AND/OR FACIA - ON SIDE  
UNFIT V-10-197(G)(6)

# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2014120747      6/1/2016

IMAGE DESCRIPTION

2530 Willard Road



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CODE CASE NBR      IMAGE DATE  
2014120747      6/1/2016

IMAGE DESCRIPTION

2530 Willard Road



---

CODE CASE NBR      IMAGE DATE  
2014120747      6/1/2016

IMAGE DESCRIPTION

2530 Willard Road





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Ad



- 100 E 1st St, Winston-Salem, NC 27101-4037
- 2530 Willard Rd, Winston-Salem, NC 27107-5543

Enter notes here

255

Total Distance: 5.04 mi— Total Time: 14 mins

100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St	Go for 45 ft <a href="#">Hide</a>
Turn left onto S Church St	Go for 0.2 mi <a href="#">Hide</a>
Turn right onto Cemetery St	Go for 229 ft <a href="#">Hide</a>
Turn right onto S Main St SE	Go for 141 ft <a href="#">Hide</a>
Take ramp onto I-40-BR E	Go for 0.4 mi <a href="#">Hide</a>
Take exit 6A toward NC-8 S/Lexington/High Point onto US-52 S/US-311 S (John M Gold Fwy)	Go for 1.4 mi <a href="#">Hide</a>
Take exit 108A toward Waughtown St	Go for 0.2 mi <a href="#">Hide</a>
Turn left onto Waughtown St	Go for 1.7 mi <a href="#">Hide</a>
Turn right onto Brindle St	Go for 0.2 mi <a href="#">Hide</a>
Turn slightly left onto Willard Rd	Go for 0.8 mi <a href="#">Hide</a>
Arrive at Willard Rd. Your destination is on the right.	<a href="#">Hide</a>
2530 Willard Rd, Winston-Salem, NC 27107-5543	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2015050089**  
**PROPERTY ADDRESS 1524 E FOURTEENTH ST**  
**TAX BLOCK 0416 LOT(s) 008**  
**WARD EAST**  
**PROPERTY OWNER(s) HAWKEYE PROPERTIES LLC**  
**LIS PENDENS 15m1379 FILED 9/23/2015**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 5/18/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 6/27/2015. The hearing was held on 6/17/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes \_\_\_ no .
2. The **Finding and Order** was issued on 8/18/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 8/27/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 9/27/2015. The dwelling was found vacated and closed on 9/27/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 2/27/2016.
4. The notification letter was sent 5/25/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$6,153 Fair market value \$8,997

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2015050089**

**NEIGHBORHOOD CONSERVATION OFFICER:  
JIMMY MULLINS - (336)734-1263**

**1524 E FOURTEENTH ST**

**VIOL NBR    VIOLATION DESCRIPTION  
                  STATUS/ORDINANCE**

826052 REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS -  
MINOR V-10-197(G)(6)

826054 REPAIR OR REPLACE ROOF COVERING -  
MINOR V-10-197(G)(6)

826055 REPAIR OR REPLACE DEFECTIVE SIDING -  
MINOR V-10-197(G)(3)

826048 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)

826049 REPAIR LOCKSETS - FRONT DOOR  
UNFIT V-10-197(B)(4)

826050 REPAIR OR REPLACE SCREENS ON WINDOWS -  
UNFIT V-10-197(B)(3)

826051 REPAIR OR REPLACE SCREENS ON DOORS - FRONT  
UNFIT V-10-197(B)(3)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2015050089      6/1/2016

IMAGE DESCRIPTION

1524 14th Street



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CODE CASE NBR      IMAGE DATE  
2015050089      6/1/2016

IMAGE DESCRIPTION

1524 14th Street



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CODE CASE NBR      IMAGE DATE  
2015050089      6/1/2016

IMAGE DESCRIPTION

1524 14th Street



**C-3.j. DRAFT**

CODE CASE NBR

2015050089

IMAGE DATE

6/1/2016

IMAGE DESCRIPTION

1524 14th Street



Map & Directions | Map Only | **Directions Only** | [Print](#)

[Winston Salem Hotels](#) [WinstonSalem.TripAdvisor.com](#) Research Winston Salem Hotels and Winston Salem Attractions!

Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 1524 E 14th St, Winston-Salem, NC 27105-6706

Enter notes here

255

Total Distance: 2.04 mi— Total Time: 9 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto E 3rd St	Go for 337 ft <a href="#">Hide</a>
	Turn left onto Patterson Ave	Go for 0.5 mi <a href="#">Hide</a>
	Turn right onto N Liberty St	Go for 0.7 mi <a href="#">Hide</a>
	Turn right onto E 14th St	Go for 0.5 mi <a href="#">Hide</a>
	Arrive at E 14th St. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b>	1524 E 14th St, Winston-Salem, NC 27105-6706	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO.**     2015030765  
**PROPERTY ADDRESS**     860 RICH AV  
**TAX BLOCK**     0456             **LOT(s)**     392  
**WARD**     EAST  
**PROPERTY OWNER(s)** DORETHA E. HOLMES  
**LIS PENDENS**               FILED          

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 4/22/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 4/25/2015. The hearing was held on 5/22/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes \_\_\_ no .
2. The **Finding and Order** was issued on 6/3/2015 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 6/6/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 7/6/2015. The dwelling was found vacated and closed on 7/6/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 12/6/2015.
4. The notification letter was sent 5/31/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$7,784                     Fair market value \$8,542

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2015030765**

**NEIGHBORHOOD CONSERVATION OFFICER:  
JIMMY MULLINS - (336)734-1263**

**860 RICH AV**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

822091 REPAIR OR REPLACE SCREENS ON WINDOWS -  
MINOR V-10-197(B)(3)

822093 REPAIR OR REPLACE ROOF COVERING -  
MINOR V-10-197(G)(6)

822094 REPAIR SOFFIT AND/OR FACIA -  
MINOR V-10-197(G)(6)

822090 REPLACE BROKEN WINDOW PANES -  
UNFIT V-10-197(B)(4)

822092 REPAIR OR REPLACE FRONT PORCH FLOOR -  
UNFIT V-10-197(G)(7)



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2015030765      3/17/2015

IMAGE DESCRIPTION

860 Rich Ave



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CODE CASE NBR      IMAGE DATE  
2015030765      3/17/2015

IMAGE DESCRIPTION

860 Rich Ave



---

CODE CASE NBR      IMAGE DATE  
2015030765      3/17/2015

IMAGE DESCRIPTION

860 Rich Ave



**C-3.k. DRAFT**

CODE CASE NBR      IMAGE DATE  
2015030765          3/17/2015

IMAGE DESCRIPTION  
860 Rich Ave



---

CODE CASE NBR      IMAGE DATE  
2015030765          3/17/2015

IMAGE DESCRIPTION  
860 Rich Ave



---

CODE CASE NBR      IMAGE DATE  
2015030765          3/17/2015

IMAGE DESCRIPTION  
860 Rich Ave



CODE CASE NBR  
2015030765

IMAGE DATE  
3/17/2015

IMAGE DESCRIPTION  
860 Rich Ave





Map & Directions | Map Only | **Directions Only** | [Print](#)

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 860 Rich Ave, Winston-Salem, NC 27101-3426

Enter notes here

255

Total Distance: 1.85 mi— Total Time: 8 mins

<b>A</b>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward S Chestnut St on E 1st St	Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.3 mi <a href="#">Hide</a>
	Turn right onto E 4th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto Metropolitan Dr NE	Go for 377 ft <a href="#">Hide</a>
	Turn right onto E 5th St	Go for 0.4 mi <a href="#">Hide</a>
	Turn left onto N Martin Luther King Jr Dr	Go for 0.1 mi <a href="#">Hide</a>
	Turn right onto New Walkertown Rd (US-311)	Go for 0.3 mi <a href="#">Hide</a>
	Turn left onto N Cameron Ave	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto E 9th St	Go for 193 ft <a href="#">Hide</a>
	Arrive at E 9th St. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b>	860 Rich Ave, Winston-Salem, NC 27101-3426	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2012020370**  
**PROPERTY ADDRESS 5581 BECKS CHURCH RD ACCY**  
**TAX BLOCK 3450 LOT(s) 200**  
**WARD NORTH**  
**PROPERTY OWNER(s) HUNTER L & MARY ELLEN JAMES**  
**LIS PENDENS 12m1851 FILED 6/27/2012**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 4/17/2012 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 4/19/2012. The hearing was held on 5/17/2012 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no .
2. The **Finding and Order** was issued on 6/21/2012 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 6/22/2012. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 7/22//2012. The dwelling was found vacated and closed on 8/6/2012.
3. The dwelling became eligible for demolition under the six (6) month rule on 1/6/2013.
4. The notification letter was sent 5/25/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$55,344 Fair market value \$3,000

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO: 2012020370**

**NEIGHBORHOOD CONSERVATION OFFICER:  
OLA BROWN - (336)734-1260**

**5581 BECKS CHURCH RD ACCY**

**VIOL NBR   VIOLATION DESCRIPTION  
STATUS/ORDINANCE**

729822 REPAIR OR REPLACE ROOF COVERING -  
UNFIT V-10-197(G)(6)

729825 REPAIR OR REMOVE ACCESSORY BUILDING -  
UNFIT V-10-197(G)(9)

729826 REPAIR OR REPLACE DEFECTIVE SIDING -  
UNFIT V-10-197(G)(3)

729831 REPAIR FOUNDATION -  
UNFIT V-10-197(G)(1)

729832 REPLACE DEFECTIVE RAFTERS -  
UNFIT V-10-197(G)(6)

729833 REPLACE DEFECTIVE JOISTS - JOISTS, STUDS, ETC.  
UNFIT V-10-197(G)(2)

729834 REPAIR DEFECTIVE FLOORING -  
UNFIT V-10-197(G)(2)

729837 COMPLETE DEMOLITION TO CODE - REQUIREMENT IF OWNER CHOOSES TO DEMOLISH  
UNFIT



# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2012020370          2/8/2012

IMAGE DESCRIPTION

5581 Becks Church Road



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CODE CASE NBR      IMAGE DATE  
2012020370          2/8/2012

IMAGE DESCRIPTION

5581 Becks Church Road



---

CODE CASE NBR      IMAGE DATE  
2012020370          2/8/2012

IMAGE DESCRIPTION

5581 Becks Church Road



# C-3.I. DRAFT

CODE CASE NBR      IMAGE DATE  
2012020370          10/19/2015

IMAGE DESCRIPTION

5581 Becks Church Road



---

CODE CASE NBR      IMAGE DATE  
2012020370          10/19/2015

IMAGE DESCRIPTION

5581 Becks Church Road



---

CODE CASE NBR      IMAGE DATE  
2012020370          10/19/2015

IMAGE DESCRIPTION

5581 Becks Church Road



CODE CASE NBR      IMAGE DATE  
2012020370          10/19/2015

IMAGE DESCRIPTION

5581 Becks Church Road



---

CODE CASE NBR      IMAGE DATE  
2012020370          10/19/2015

IMAGE DESCRIPTION

5581 Becks Church Road





Map & Directions

Map Only

Directions Only

Print

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 5581 Becks Church Rd, Winston-Salem, NC 27106-1904

Enter notes here

255

Total Distance: 7.25 mi— Total Time: 19 mins

	<b>A</b> 100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
	Head toward N Church St on E 1st St	Go for 288 ft <a href="#">Hide</a>
	Turn right onto N Main St	Go for 0.6 mi <a href="#">Hide</a>
	Continue on N Liberty St	Go for 275 ft <a href="#">Hide</a>
	Turn left onto N Martin Luther King Jr Dr	Go for 416 ft <a href="#">Hide</a>
	Continue on W 8th St	Go for 0.1 mi <a href="#">Hide</a>
	Turn right onto N Cherry St	Go for 0.2 mi <a href="#">Hide</a>
	Continue on N Marshall St	Go for 291 ft <a href="#">Hide</a>
	Continue on University Pkwy	Go for 1.8 mi <a href="#">Hide</a>
	Keep left onto University Pkwy	Go for 3.1 mi <a href="#">Hide</a>
	Turn left onto Shattalon Dr	Go for 0.8 mi <a href="#">Hide</a>
	Turn right onto Bethania Station Rd	Go for 0.3 mi <a href="#">Hide</a>
	Turn left onto Becks Church Rd	Go for 374 ft <a href="#">Hide</a>
	Arrive at Becks Church Rd. Your destination is on the right.	<a href="#">Hide</a>
	<b>B</b> 5581 Becks Church Rd, Winston-Salem, NC 27106-1904	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2012100971**  
**PROPERTY ADDRESS 1611 N CHERRY ST**  
**TAX BLOCK 1338 LOT(s) 104**  
**WARD NORTH**  
**PROPERTY OWNER(s) CARMELO MARIO NOYOLA MARIN**  
**LIS PENDENS 13m103 FILED 1/9/2013**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 11/12/2012 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 11/26/2012. The hearing was held on 12/12/2012 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes\_\_\_ no\_\_\_.
2. The **Finding and Order** was issued on 12/17/2012 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 12/27/2012. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 1/27/2012. The dwelling was found vacated and closed on 2/24/2012.
3. The dwelling became eligible for demolition under the six (6) month rule on 8/24/2012.
4. The notification letter was sent 6/1/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes\_\_\_ no .

**COMMENTS:**

**COUNCIL CONSIDERATION**

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$12,439 Fair market value \$19,217

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**



## CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2012100971

NEIGHBORHOOD CONSERVATION OFFICER:

OLA BROWN - (336)734-1260

1611 N CHERRY ST

<u>VIOL NBR</u>	<u>VIOLATION DESCRIPTION</u>
	<u>STATUS/ORDINANCE</u>

752054	REPAIR KITCHEN CABINETS - DRAWERS MISSING MINOR V-10-197(A)(16)
--------	--

752056	PAINT WALLS AND CEILINGS - THROUGH OUT MINOR V-10-197(G)(4)
--------	--

752058	MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION - THROUGH OUT MINOR V-10-197(H)(4)
--------	---

752062	OTHER - CRACKS IN WALLS MINOR V-10-197
--------	---

752074	REPAIR OR REPLACE DEFECTIVE SIDING - MINOR V-10-197(G)(3)
--------	--

752075	PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - PAINT PEELING/BARE WOOD EXPOSED MINOR V-10-197(G)(3)
--------	--

752076	OTHER - CRACK IN WINDOW MINOR V-10-197
--------	---

752053	REPAIR HOLES IN WALLS AND CEILINGS - CAN SEE LIGHT STRIGHT THROUGH CEILING/HOLE IN CEILING/HOLES IN WALL (FIRE ROOM) UNFIT V-10-197(G)(4)
--------	--

752055	PROVIDE OPERABLE SMOKE DETECTOR - MUST BE IN EACH LIVING SPACE UNFIT V-10-197(L)(1)
--------	--

752057	REPAIR DEFECTIVE FLOORING - ROTTED FLOORING(INTERIOR) UNFIT V-10-197(G)(2)
--------	---

752059	REPAIR OR REPLACE LOOSE FLOOR COVERING - TILE COMING UP UNFIT V-10-197(G)(2)
--------	---

752060	PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL - WIREING BURNT IN FIRE UNFIT V-10-197(F)(10)
--------	--

752061	REPLACE LOOSE WALL AND CEILING MATERIALS - LAUNDARY ROOM UNFIT V-10-197(G)(4)
--------	--

752063	REPAIR DOOR - DOORS (INTERIOR) (EXTERIOR) DO NOT FIT INTO FRAME/WILL NOT OPEN/CLOSE PROPERLY UNFIT V-10-197(A)(15)
--------	---

752064	WEATHERSTRIP DOORS -
--------	----------------------

**C-3.m. DRAFT**

UNFIT V-10-197(B)(4)

752065 REPAIR OR REPLACE SCREENS ON DOORS -  
UNFIT V-10-197(B)(3)

752066 REPAIR OR REPLACE SCREENS ON WINDOWS -  
UNFIT V-10-197(B)(3)

752067 REPAIR FOUNDATION - AT RIGHT SIDE/HOLES  
UNFIT V-10-197(G)(1)

752068 REPAIR SOFFIT AND/OR FACIA - FALLING APART  
UNFIT V-10-197(G)(6)

752069 REPAIR OR REPLACE FRONT PORCH FLOOR - ROTTING  
UNFIT V-10-197(G)(7)

752070 REPAIR OR REPLACE FRONT PORCH RAILINGS - LOOSE  
UNFIT V-10-197(G)(7)

752071 OTHER - WINDOW FRAMES ROTTING  
UNFIT V-10-197

752072 PROVIDE R-19 CEILING INSULATION - IN ATTIC  
UNFIT V-10-197(I)

752073 REPAIR OR REPLACE HANDRAIL AT INTERIOR STEPS - LOOSE  
UNFIT V-10-197(G)(8)

752077 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - DEF OUTLETS  
UNFIT V-10-197(F)(1)

752078 REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE -  
UNFIT V-4-89(4)

# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2012100971      11/23/2015

IMAGE DESCRIPTION  
1611 Cherry Street



---

CODE CASE NBR      IMAGE DATE  
2012100971      3/18/2016

IMAGE DESCRIPTION  
1611 Cherry Street



---

CODE CASE NBR      IMAGE DATE  
2012100971      3/18/2016

IMAGE DESCRIPTION  
1611 Cherry Street





Map & Directions

Map Only

Directions Only

Print

[Winston Salem Hotels](#) [WinstonSalem.TripAdvisor.com](#) Research Winston Salem Hotels and Winston Salem Attractions!

Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 1611 Cherry St, Winston-Salem, NC 27105-5825

Enter notes here

255

Total Distance: 1.92 mi— Total Time: 8 mins

<b>A</b> 100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward N Church St on E 1st St	Go for 288 ft <a href="#">Hide</a>
Turn right onto N Main St	Go for 0.6 mi <a href="#">Hide</a>
Continue on N Liberty St	Go for 275 ft <a href="#">Hide</a>
Turn left onto N Martin Luther King Jr Dr	Go for 416 ft <a href="#">Hide</a>
Continue on W 8th St	Go for 0.1 mi <a href="#">Hide</a>
Turn right onto N Cherry St	Go for 0.2 mi <a href="#">Hide</a>
Continue on N Marshall St	Go for 291 ft <a href="#">Hide</a>
Continue on University Pkwy	Go for 0.4 mi <a href="#">Hide</a>
Turn right onto W 14th St	Go for 485 ft <a href="#">Hide</a>
Turn left onto N Cherry St	Go for 0.2 mi <a href="#">Hide</a>
Arrive at N Cherry St. Your destination is on the right.	<a href="#">Hide</a>
<b>B</b> 1611 Cherry St, Winston-Salem, NC 27105-5825	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**City Council – Action Request Form**

**Date:** June 14, 2016

---

**To:** The City Manager

---

**From:** D. Ritchie Brooks, Community and Business Development

**Council Action Requested:**  
 The adoption of an Ordinance ordering the Community and Business Development of the City of Winston-Salem to demolish structures unfit for human habitation and, otherwise to effectuate the purpose of Chapter 10, Article V, of the Winston-Salem City Code.

**Summary of Information:**  
 The structure units listed below have been condemned under the provision of the Housing Code. All required notices have been served and the time granted for compliance in each case has expired. The owner(s) has not complied with the Order to repair or demolish the structure unit.

**STRUCTURE UNITS WITH REPAIRS EXCEEDING SIXTY-FIVE PERCENT (65%)  
 OF VALUE OF STRUCTURE**

<b>Owner</b>	<b>Property Location</b>	<b>Block &amp; Lot(s)</b>
Jerry C. & Jeanette D. Gilmore	715 E. 16 <sup>th</sup> Street	0277 011

**Committee Action:**

<b>Committee</b>	_____	<b>Action</b>	_____
<b>For</b>	_____	<b>Against</b>	_____
<b>Remarks:</b>	_____		



**TO:** Tiffany Harris  
**FROM:** Michelle M. McCullough  
**DATE:** May 31, 2016  
**SUBJECT:** Demolitions for June 14, 2016  
 Community Development/Housing/General Government Committee Meeting

Bryce A. Stuart Municipal Building  
 100 E. First Street  
 P.O. Box 2511  
 Winston-Salem, NC 27102  
 CityLink 311 (336.727.8000)  
 Fax 336.746.1109

Historic Resources staff has reviewed the following properties that are scheduled to go before the Community Development/Housing/General Government Committee on June 14, 2016 for demolition consideration:

2066 Queen Street (**Ardmore Historic District**)  
 2049 Lincoln Avenue  
 1300 Watson Avenue  
 836 Rich Avenue (**Reynoldstown Historic District**)  
 860 Rich Avenue (**Reynoldstown Historic District**)  
 1524 14<sup>th</sup> Street  
 664 Mt. Vernon Avenue  
 1708 Thurmond Street  
 214 W. 24<sup>th</sup> Street  
 5581 Becks Church Road Accy  
 715 16<sup>th</sup> Street  
 2530 Willard Road  
 133 W. Acadia Avenue (**Washington Park Historic District**)  
 1610 Cannon Avenue  
 1611 Cherry Street (**North Cherry Street Historic District**)  
 746 Glencoe Street  
 3917 Ogburn Avenue  
 2554 Manchester Street  
 677 McGregor  
 1448 Emerald Street  
 2713 Raleigh Avenue  
 1410 E. 4<sup>th</sup> Street  
 112 S. Gordon Street  
 2219 Booker Street  
 137 N. Dunleith Avenue  
 534 N. Graham Avenue  
 5069 Shattalon Drive (trailer only)

While it appears that most of the properties were built prior to 1966, several are located within National Register Historic Districts. The following are the National Register properties: 2066 Queen Street located in the Ardmore Historic District; 836 and 860 Rich Avenue are located in the Reynoldstown Historic District; 133 W. Acadia Avenue is located in the Washington Park

**City Council:** Mayor Allen Joiner; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

**Forsyth County Commissioners:** David R. Plyler, Chairman; Don Martin, Vice Chair; Ted Kaplan; Richard V. Linville; Walter Marshall; Glora D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

**City-County Planning Board:** Arnold G. King, Chair; Allan You -217- hair; George M. Bryan, Jr.; Melynda Duminjan; Tommy Hicks; Clarence R. Lamb, Jr.; Darryl Little; Paul W. Mullican; Brenda J. Smith

Historic District; and 1611 Cherry Street is located in the Winston-Salem North Cherry Street Historic District.

Historic Resources staff has concerns about the loss of structures in so many of the City's National Register Historic District; therefore, I have sent notice to Preserve Forsyth, the local Historic Preservation non-profit organization to advise them of this loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County.

If demolition for this structure is approved, Historic Resources staff would like to request that the Community and Business Development Department have the structure professionally photo-documented, submitting the photos to the Forsyth County Historic Resources Commission and any architectural elements be salvaged from the house prior to demolition.

None of the buildings are designated a Local Historic Landmark or located within designated local historic districts. Therefore, Historic Resources staff has no other special requests at this time.

cc Ritchie Brooks, Director, Community and Business Development  
Preserve Forsyth

**ORDINANCE ORDERING THE COMMUNITY AND BUSINESS  
DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO  
REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND,  
OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF  
THE WINSTON-SALEM CITY CODE**

**WHEREAS**, the Community and Business Development Department, after due notice and hearing, has determined that the property hereinafter described is unfit for human habitation and that the owner thereof has failed to repair the same so as to bring it into compliance with the Housing Code of the City within the time granted in an order issued by the Department; and

**WHEREAS**, the necessary repairs, alterations or improvements required to bring the structure up to the Standards required under the Housing Code of the City of Winston-Salem cannot be made at a reasonable cost in relation to the value of the structure, that is, not to exceed sixty five percent (>65%) of the value;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Winston-Salem, as follows:

**Section 1.** The Community and Business Development Department of the City of Winston-Salem is hereby ordered to proceed to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property hereinafter described, which the Community and Business Development Department has heretofore found to be unfit for human habitation. The Housing Conservation Administrator shall cause all structure on said property heretofore found by him to be unfit for human habitation to be removed or demolished, and he is hereby authorized and directed to take such other action and to exercise such other powers with respect to said

property as may be necessary or convenient to carry out and effectuate the provisions of the Housing Code of the City of Winston-Salem.

**Section 2.** The property to which this Ordinance applies is known and described as set out in Exhibit attached hereto and incorporated herein by reference.

**Section 3.** This ordinance shall be effective from and after its adoption, and a copy hereof, certified by the Secretary of the City of Winston-Salem, shall be recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantor index, as provided by law.

**INSTRUMENT DRAWN BY**

---

**CITY ATTORNEY**

CODE ENFORCEMENT PURSUANT TO SEC. 10-203(e) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014040571  
 PROPERTY ADDRESS 715 E SIXTEENTH ST  
 TAX BLOCK 0277 LOT(s) 011  
 WARD NORTHEAST  
 PROPERTY OWNER(s) JERRY C. & JEANETTE D. GILMORE  
 LIS PENDENS 16m498 FILED 3/16/2016

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 2/2/2016 and service was obtained by certified mail  regular  post  hand delivery \_\_\_\_\_, and publication \_\_\_\_\_ on 3/21/2016. The Hearing was held on 3/2/2016 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint. yes \_\_\_\_\_ no .
2. The **Finding and Order** was issued on 3/8/2016 and service was obtained by certified mail  regular  post  hand delivery \_\_\_\_\_ and publication \_\_\_\_\_ on 3/18/2016. The **Order** directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 4/18/2016.
3. The notification letter was sent 5/24/2016 advising the owner that the Community Development/Housing/General Government Committee of the City Council would be considering demolition of this dwelling at their meeting on 6/14/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes \_\_\_\_\_ no .

COMMENTS (if any)COUNCIL CONSIDERATION

The estimated cost to make repairs to bring this substandard structure into compliance with Housing Code Standards as prescribed in the Housing code **exceeds sixty-five percent (65%) of the value.**

Estimated cost to repair \$17,695 Fair market value \$17,982

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be **removed or demolished.**



## CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2014040571

NEIGHBORHOOD CONSERVATION OFFICER:  
SHAWN HELM - (336)734-1271

715 E SIXTEENTH ST

<u>VIOL NBR</u>	<u>VIOLATION DESCRIPTION</u>
	<u>STATUS/ORDINANCE</u>

845227 THE REPAIR OF THE STRUCTURE WILL EXCEED SIXTY-FIVE PERCENT (65%) OF THE VALUE -

DEMO V-97-(B)(2)

798312 REPAIR SOFFIT AND/OR FACIA -

MINOR V-10-197(G)(6)

798313 SECURE LOOSE MATERIAL (FENCING, LATTICE ON RAMP, &amp; WINDOW BOARDING) -

MINOR V-10-197

845231 PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - ALL EXTERIOR WOOD AND METAL NOT COVERED WITH A PROTECTIVE COATING OR NOT NATURALLY DECAY RESISTANT.

MINOR V-10-197(G)(3)

845232 ALL SIDING SHALL BE WEATHERTIGHT, WITH NOT HOLES, CRACKS, OR ROTTED BOARDS. NO LOOSE SIDING SHALL BE ALLOWED. 10-197(g)(3) f &amp; g -

MINOR V-10-197

845240 RUBBISH AND GARBAGE SHALL BE DISPOSED-OF IN A CLEAN AND SANITARY MANNER. YARDS AND COURTS SHALL BE KEPT CLEAN AND FREE OF PHYSICAL HAZARDS. 10-197(h)(3 &amp; (5)b - TRASH AND BUILDING MATERIALS BLOCKING EXITS. TRASH, GARBAGE, JUNK IN INTERIOR SPACES.

MINOR V-10-197

798311 REPAIR OR REPLACE FRONT PORCH FLOOR -

UNFIT V-10-197(G)(7)

845229 ALL ELECTRICAL EQUIPMENT, WIRING, AND APPLIANCES SHALL BE PROPERTY INSTALLED AND MAINTAINED IN A SAFE MANNER. 10-197(f)(11) - COVER PLATE MISSING ON METER CAN.

UNFIT V-10-197

845230 ALL ELECTRICAL EQUIPMENT, WIRING, AND APPLIANCES SHALL BE PROPERTY INSTALLED AND MAINTAINED IN A SAFE MANNER. 10-197(f)(11) - LIGHT FIXTURE MISSING ON WEST SIDE OF STRUCTURE AND ENTRANCE. EXPOSED WIRING.

UNFIT V-10-197

845235 PROVIDE SAFE STEPS TO SERVE EXITS - STEPS MISSING FROM END OF RAMP ON NORTHEAST SIDE OF BUILDING.

UNFIT V-10-197(C)(2)

845234 REPAIR DOOR - DOOR MISSING FROM UTILITY/STORAGE ROOM.

UNFIT V-10-197(A)(15)

845236 REPAIR OR REPLACE FRONT PORCH FLOOR - EXPOSED AND RUSTED NAILS AT FRONT PORCH RISERS. HOLE IN FRONT PORCH FLOOR ON WEST SIDE.

UNFIT V-10-197(G)(7)

845237 REPAIR FURNACE - EQUIPMENT PARTIALLY DISMANTLED ON THE EAST SIDE OF THE

**C-4.a. DRAFT**

STRUCTURE.

UNFIT V-10-197(E)(2)

845238 REPAIR OR REPLACE ROOF COVERING - MISSING SHINGLES AND BUILDING PAPER LEAVING UNPROTECTED ROOF DECKING.

UNFIT V-10-197(G)(6)

845239 REPAIR CHIMNEY - BENT EXHAUST FLUE AT CHIMNEY AND ROOF.

UNFIT V-10-197(E)(5)

845228 ALL VACANT STRUCTURES SHALL BE MAINTAINED SECURE AT ALL TIMES. - NORTH EAST WINDOW OPEN AND UNSECURE.

UNFIT 10-197(H)(8)

# CD-Plus Report - Code Case Images

CODE CASE NBR      IMAGE DATE  
2014040571      6/1/2016

IMAGE DESCRIPTION  
715 E. 16th Street



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CODE CASE NBR      IMAGE DATE  
2014040571      6/1/2016

IMAGE DESCRIPTION  
715 E. 16th Street



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CODE CASE NBR      IMAGE DATE  
2014040571      6/1/2016

IMAGE DESCRIPTION  
715 E. 16th Street





Map & Directions | Map Only | **Directions Only** | [Print](#)

**B. Winston-Salem Hotels NC** [booking.com/Winston-Salem-Hotels](http://booking.com/Winston-Salem-Hotels) Need to Find a Hotel Deal Fast? Save on your Stay in Winston-Salem! Ad



- A 100 E 1st St, Winston-Salem, NC 27101-4037
- B 715 E 16th St, Winston-Salem, NC 27105-6167

Enter notes here

255

Total Distance: 1.68 mi— Total Time: 8 mins

<span style="color: green;">A</span>	100 E 1st St, Winston-Salem, NC 27101-4037	<a href="#">Expand All</a>
Head toward S Chestnut St on E 1st St		Go for 305 ft <a href="#">Hide</a>
	Turn left onto N Chestnut St	Go for 0.2 mi <a href="#">Hide</a>
	Turn right onto E 3rd St	Go for 337 ft <a href="#">Hide</a>
	Turn left onto Patterson Ave	Go for 0.5 mi <a href="#">Hide</a>
	Turn right onto N Liberty St	Go for 0.8 mi <a href="#">Hide</a>
	Turn left onto E 16th St	Go for 249 ft <a href="#">Hide</a>
Arrive at E 16th St. Your destination is on the right.		<a href="#">Hide</a>
<span style="color: red;">B</span>	715 E 16th St, Winston-Salem, NC 27105-6167	<a href="#">Expand All</a>

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



**City Council – Action Request Form**

**Date:** June 1, 2016

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**To:** The City Manager

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**From:** D. Ritchie Brooks, Director – Community and Business Development Department

**Council Action Requested:**

Authorize submission of Continuum of Care (CoC) Homeless Assistance grant application to the U.S. Department of Housing and Urban Development (HUD) for FFY 2016, authorize execution of grant agreements with HUD, authorize execution of subgrantee agreements with approved project agencies, and authorize submission of periodic progress reports to HUD.

**Summary of Information:**

On May 24, 2016, HUD announced that the annual Continuum of Care Notice of Funding Availability will be published in June, 2016 with applications due in August, 2016. The CoC Homeless Assistance programs are offered by HUD to address homelessness in local communities. The City of Winston-Salem coordinates the funding application each year for local agencies.

The funding estimated to be available from HUD is based on the amount of projects seeking renewal funding, as shown in Exhibit A. Up to 30% of funds may be used to fund new projects through reallocation or bonuses provided by HUD. Projects will be prioritized for funding by the CoC Rating Panel, reviewed by the CoC Operating Cabinet and approved by the Winston-Salem/Forsyth County Commission on Ending Homelessness. HUD has indicated that if there is insufficient funding to fund all projects, HUD will select projects and funding amounts.

The City also administers the Homeless Management Information System (HMIS) for local agencies. CoC funds are included for operation of the HMIS.

The accompanying resolution authorizes the City Manager to submit the application to HUD, execute funding agreements with HUD, negotiate and execute agreements with agencies in the amount of funding provided by HUD, negotiate and execute agreements for participation in the Homeless Management Information System and submit periodic progress reports to HUD.

**Committee Action:**

<b>Committee</b>	<b>Action</b>	
_____	_____	_____
<b>For</b>	<b>Against</b>	
_____	_____	_____

**Remarks:**



**RESOLUTION AUTHORIZING SUBMISSION OF CONTINUUM OF CARE  
HOMELESS GRANT APPLICATION, ACCEPTANCE OF GRANT FUNDS, AND  
EXECUTION OF AGREEMENTS**

**WHEREAS**, funding is available through Federal Fiscal Year 2016 Continuum of Care Homeless Assistance Program funds from the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the City of Winston-Salem has coordinated annual Continuum of Care applications on behalf of project sponsors since 1995, receiving over \$27 million; and

**WHEREAS**, it is necessary to have agreements between the City and the subgrantee agencies to ensure funds are expended for the purposes intended.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council of the City of Winston-Salem, upon the recommendation of the Finance and Community Development/Housing/General Government Committees, hereby authorize the City Manager to submit an application to HUD for funding of eligible new and renewal projects as described in Exhibit A.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Winston-Salem hereby authorize the City Manager to execute funding agreements with HUD and execute and submit required technical documentation and periodic progress reports to HUD.

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Winston-Salem hereby authorize the City Manager to execute agreements necessary to carry out the activities herein authorized in the amounts provided by HUD and with the agencies approved by HUD.

**C-5. DRAFT**

**BE IT FURTHER RESOLVED** that the Mayor and City Council of the City of Winston-Salem hereby authorize the City Manager to execute agreements necessary for participation in the Homeless Management Information System.

**EXHIBIT A: PROPOSED FFY 2016 CONTINUUM OF CARE GRANT ALLOCATIONS**

<b>No.</b>	<b>Sponsor Agency</b>	<b>Project Description</b>	<b>Type</b>	<b>Amount</b>
1	Bethesda Center, Experiment in Self-Reliance, Family Services, Goodwill Industries, Samaritan Ministries, The Salvation Army, United Way	Rapid Re-Housing	Renewal	\$1,019,420
2	Housing Authority, AIDS Care Service, Bethesda Center, Experiment in Self-Reliance, Salvation Army, CenterPoint Human Services*	Rental Assistance	Renewal	\$973,671
3	Experiment in Self-Reliance	Rental Assistance	Renewal	\$138,757
4	United Way	Community Intake Center	Renewal	\$96,230
5	City of Winston-Salem and local agencies	Homelessness Information System	Renewal	\$127,318
6	City of Winston-Salem	Planning Grant	Renewal	\$56,891
<b>TOTAL</b>				<b>\$2,412,287</b>

\*CenterPoint Human Services will merge with Cardinal Innovations Healthcare

NOTE: The City may contract with additional Continuum of Care member agencies for Continuum of Care services as described above, subject to approval of the Commission on Ending Homelessness. The list of Continuum of Care member agencies is shown in Exhibit B.



**Exhibit B:  
Winston-Salem/Forsyth County Continuum of Care Member Agencies**

1. AIDS Care Service, Inc.
2. Addiction Recovery Care Association (ARCA)
3. Bethesda Center for the Homeless, Inc.
4. Catholic Charities, Diocese of Charlotte
5. CenterPoint Human Services/Cardinal Innovations Healthcare
6. City of Winston-Salem
7. City With Dwellings/Moravian Church, Southern Province
8. Crisis Control Ministry, Inc.
9. Eureka Ministry, Inc.
10. Experiment in Self Reliance, Inc.
11. Family Services, Inc.
12. Forsyth County
13. Forsyth Futures
14. Goodwill Industries of Northwest North Carolina, Inc.
15. HARRY Veterans Community Outreach Services, Inc.
16. Hosanna House of Transition, Inc.
17. Housing Authority of the City of Winston-Salem
18. Legal Aid of North Carolina
19. Next Step Ministries, Inc.
20. North Carolina Housing Foundation, Inc.
21. Samaritan Ministries, Inc.
22. St. Timothy's Episcopal Church
23. Stepping Stones Ministries of the Triad, Inc.
24. Sunnyside Ministries, Inc.
25. The Fellowship Home of Winston-Salem, North Carolina, Inc.
26. The Salvation Army, A Georgia Corporation
27. The United Way of Forsyth County
28. VHVH, Inc. (Veterans Helping Veterans Heal)
29. Wake Forest Baptist Medical Center
30. W.G. (Bill) Hefner VA Medical Center
31. Whole Man Ministries, Inc.
32. Winston-Salem/Forsyth County Schools
33. Winston-Salem Rescue Mission, Inc.
34. W.O.W. Women of Wisdom



**City Council – Action Request Form**

**Date:** May 25, 2016

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**To:** The City Manager

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**From:** D. Ritchie Brooks, Director – Community and Business Development Department

**Council Action Requested:**

Authorize submission of an Emergency Solutions Grant (ESG) application to the State of North Carolina for FY17 funding, authorize execution of grant agreements with the State, authorize execution of subgrantee agreements with approved project agencies, and authorize execution and submission of required technical documentation and periodic progress reports to the State.

**Summary of Information:**

Annually, the State of North Carolina issues a Request for Proposals for Emergency Solutions Grants (ESG) funds for programs that serve homeless persons. The City of Winston-Salem serves as the Collaborative Applicant for the Continuum of Care in Winston-Salem and Forsyth County and is conducting the process to obtain State ESG funds on behalf of local agencies for FY17. The application process for local agencies to apply for State ESG funds was included as part of the Community Agency FY 2016-2017 Request for Funding.

Funding recommendations as shown in Exhibit A were developed by the Continuum of Care Rating Panel and reviewed by the Continuum of Care Operating Cabinet and the Winston-Salem/Forsyth County Commission on Ending Homelessness. The City’s Allocation Committee reviewed and accepted the recommendations. The Winston-Salem City Council approved the funding amounts, which were included in the Consolidated Plan submission to HUD in May, 2016. The State’s Request for Proposals is expected to be issued in fall, 2016. The application typically is due within 45 days of issue of the Request for Proposals. The State may request that it contract directly with local agencies or with the City to pass through funds to local agencies.

The accompanying resolution authorizes the City Manager to apply for State ESG funds, submit required information and documents to the State, execute agreements necessary to carry out the proposed activities in the amounts provided by the State, and submit periodic progress reports to the State.

**Committee Action:**

<b>Committee</b>	_____	<b>Action</b>	_____
<b>For</b>	_____	<b>Against</b>	_____
<b>Remarks:</b>	_____		



**RESOLUTION AUTHORIZING SUBMISSION OF EMERGENCY SOLUTIONS  
GRANT APPLICATION, ACCEPTANCE OF GRANT FUNDS, AND EXECUTION OF  
SUBGRANTEE AGREEMENTS**

**WHEREAS**, Federal Fiscal Year 2016 Emergency Solutions Grants (ESG) Program funds are available through the State of North Carolina; and

**WHEREAS**, pursuant to the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, the State is coordinating with local Continuums of Care to provide ESG funding; and

**WHEREAS**, it is necessary to have agreements between the City and the subgrantee agencies to ensure funds are expended for the purposes intended.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council upon the recommendation of the Community Development/Housing/General Government Committee, authorize the City Manager to submit an application to the State of North Carolina for funding of the projects and activities listed in Exhibit A, attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED** that the Mayor and City Council authorize the City Manager to execute funding agreements with the State and execute and submit required technical documentation and periodic reports to the State.

**BE IT FURTHER RESOLVED** that the Mayor and City Council authorize the City Manager to execute subgrantee agreements necessary to carry out the activities herein authorized in the amounts provided by the State and with the agencies approved for funding by the State.



**EXHIBIT A**  
**EMERGENCY SOLUTIONS GRANTS ALLOCATIONS**

<b>No.</b>	<b>Agency</b>	<b>Project</b>	<b>Amount</b>
1	Bethesda Center	Day Shelter	\$19,598
2	Bethesda Center	Night Shelter	23,883
3	Experiment in Self-Reliance	Burton Street Apts.	13,052
4	Family Services	Women's Shelter	10,466
5	Salvation Army	Night Shelter	24,388
6	Samaritan Ministries	Night Shelter	24,388
7	United Way	Data Entry and Evaluation	38,650
8	United Way/Goodwill Industries	Rapid Re-Housing	38,533
Project Subtotals			\$192,958
Estimated Administrative Funds			\$5,789
Total			\$198,747

## Notes:

1. Project funding is projected as shown above. Actual funding is subject to the award of funds by HUD to the State of North Carolina and competitive application to the State of North Carolina by the City of Winston-Salem.
2. As recommended by the Rating Panel, Continuum of Care, and Commission on Ending Homelessness, funding allocated by the State for the shelter category will be allocated to shelters in proportion to current year funding amounts.
3. In the non-shelter category, which includes rapid rehousing and homeless management information systems (HMIS), the United Way Data Entry and Evaluation project will first be funded up to \$38,650. Any additional funds provided from the State ESG program will be allocated to the rapid rehousing program coordinated by United Way of Forsyth County.
4. The amount of administrative funds is subject to determination by the State. The amount shown above is estimated. The State may allow administrative funds to be converted for use for non-shelter activities.



Please see Finance C-5 for printed material on this item.



SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:30 P.M., Tuesday, May 10, 2016

COMMITTEE ROOM

Room 239, City Hall

MEMBERS PRESENT: Council Member Molly Leight, Chair
Council Member Jeff MacIntosh, Vice Chair
Council Member Denise D. Adams (out at 7:21 p.m.)
Council Member Dan Besse (out at 7:22 p.m.)

OTHERS PRESENT: Council Member Derwin L. Montgomery

Chair Leight called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Items C-1(c), and (g), C-2(c), (f), and C-2(i) were requested to pull for information by staff. Council Member Montgomery requested to pull Item C-1 (b) to hold in committee with no action.

Council Member Adams made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

CONSENT AGENDA

C-1. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF THE CITY OS WINSTON-SALEM: [Repairs less than 50% of value of structure (<50) six months].

a. Chicago Title Insurance Company 1451 Addison Avenue

This item was removed by staff due to service issues and therefore was requested for non-consideration.

b. Winston-Salem Presbytery 117 Dellabrook Road

Council Member Montgomery requested this item pulled for no action due to it being the parsonage of the church at 117 Dellabrook Road. He also requested it be held in committee.

c. Walter R. Nelson 210 Wake Drive

d. RMBM, Inc. 1206 23rd Street

e. Vicki L. Stennis 2703 Glenhaven Lane

- f. Gwendolyn A. Thompson 3037 Colgate Drive
- g. Darryl W. and Tammy Cherry 695 Ashley School Circle

C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-2013(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs more than 50% of value of Structure (>50) six months].*

- a. Salem View Property Management LLC 4309 Erie Drive

This item has a demolition permit and was amended to be demolished on May 20, 2016 by the committee.

- b. Maria Rita Carretero 117 N. Dunleith Avenue

Ms, Maria Rita Carretero, 117 N. Dunleith Avenue, stated there is more time requested for the completion of repairs for the property.

In response to Council Member MacIntosh, Ms. Carretero stated, she has only repaired the inside and outside walls. There has been no re-inspection of the property.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

In response to Chair Leight, an amendment made by council, a time period of three months for 50% of repairs and if those repairs are done, an additional three months granted for completion of the additional repairs is requested.

- c. James Benjamin, Heirs 1318 N. Jackson Avenue
- d. Jose Martin Doroteo Cruz and Maciel Banos 421 Barbara Jane Avenue

Mr. Jose Martin Doroteo Cruz, 421 Barbara Jane Avenue, requested more time for repairs.

In response to Council Member MacIntosh, Mr. Cruz stated he obtained ownership of this property in 2014.

In response to Council Member Montgomery, Mr. Cruz stated the repairs have only been done on the inside of the property. Since the demolition notice; focus will be to expediently start repairs on the outside, and he requested eight months to complete the repairs.

Council Member MacIntosh made a motion to approve the item for the extension. The motion was duly seconded by Council Member Adams and carried unanimously.

Council Member MacIntosh stated the owner would be granted 90 days from May 10, 2016 for repairs to be completed.

- e. Taryton Lopez Thacker 1012 Goldfloss Street
- f. Marie Cole and Nathan Littlejohn 1220 N. Jackson Avenue
- g. Carnella Gay Dunlop 1558 E. 22<sup>nd</sup> Street

Owner of the property, Ms. Carnella Dunlop, 1558 E. 22<sup>nd</sup> Street stated she is in the process of restoring the house through Habitat for Humanity. The house is damaged due to a fire and there was no insurance. Funds are limited for repairs.

In response to Council Member MacIntosh, Ms. Dunlop stated she is in contact with the Habitat for Humanity personnel to implement a repair plan and she intends to move back into the property when the repairs are made.

Council Member Adams made a motion to approve this item with a 90 day extension for repairs and to work out a possible plan with Habitat for Humanity. This motion was duly seconded by Council Member MacIntosh and carried unanimously.

- h. Mabe Atkins and Rydman Inc. 5705 Robinwood Lane

The owner of the property currently indicated the value of the property declined due to family illness. Property taxes were not paid, and the value had declined since. He requested more time to get business measures taken before demolition.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

Council Member Leight stated the property owner would be given 90 days for prior demolition.

- i. Next Property, LLC 942 New Hope Lane
- j. Kevin S. Wolfe 3703 Maverick Street  
Accessory Building
- k. Silverleaf Properties, LLC 2126 School Street

**C-3. ORDINANCE ORDERING THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE TO EFFECTUATE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE: *[Repairs more than 65% of value of structure (>65)].***

- a. Salvador Garcia Diaz and Leonarda Lorenzo Morales 2516 Ansonia Street

Council Member Leight made a motion to approve the item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

#### GENERAL AGENDA

G-1. CONSIDERATION OF ADDITIONAL FINANCING FOR THE DEVELOPMENT OF SINGLE-FAMILY HOUSING (SOUTHEAST WARD):

- a. RESOLUTION AUTHORIZING ADDITIONAL FINANCING FOR DEVELOPMENT IN THE RIDGEWOOD PLACE SUBDIVISION TO S.G. ATKINS COMMUNITY DEVELOPMENT CORPORATION.  
*[\$1,325,000.]*
- b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2015-2016.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member MacIntosh and carried unanimously.

G-2. RESOLUTION AUTHORIZING UP TO \$236,000 IN ADDITIONAL PERMANENT FINANCING FOR THE DEVELOPMENT OF 64 UNITS OR RENTAL HOUSING FOR FAMILIES, TO BE KNOWN AS ROCKWOOD AT OLIVER'S CROSSING APARTMENTS (SOUTH WARD).

Council Member Leight stated this item would be held for further review and discussion in June.

G-3. ORDINANCE REVISING CHAPTER B OF THE UNITED DEVELOPMENT ORDINANCES TO AMEND REGULATIONS FOR ACCESSORY DWELLINGS-UDO-267 – Proposal of the City-County Planning and Development Services Staff  
*[Recommended by Planning Board.]*

Mr. Paul Norby, City-County Planning and Development Director gave the presentation on this item.

In response to Council Member Leight, Principal Planner, Kirk Erickson stated the City of Wilmington's ordinance required the owner live in either the primary or the accessory dwelling. In a recent case that was down and municipalities are no longer allowed to regulate the use of the property based on the identity of the user, in that instance the owner must reside in one of the two units.

In response to Council Member Leight, Mr. Erickson stated the combine is looking from the front of the house with ten feet on each side. The setbacks do not have to match.

In response to Council Member MacIntosh, Mr. Erickson stated he can't recall anybody related to the tiny house regulation. The blue lots on the map are those urban and inner city neighborhoods. The 9,000 square feet lots are standard areas in this radius.

ADJOURNMENT : 7:29 p.m.