AGENDA

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:00 p.m., Tuesday, February 14, 2017

COMMITTEE ROOM
Room 239, City Hall

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COMMITTEE MEMBERS: Council Member Derwin L. Montgomery, Chair
Council Member Denise D. Adams, Vice Chair
Council Member Dan Besse
Council Member Robert C. Clark

GENERAL AGENDA

G-1. PRESENTATION OF THE WINSTON-SALEM POVERTY THOUGHT FORCE.

G-2. DISCUSSION REGARDING SANCTUARY CITIES.
CONSENT AGENDA

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

a. Richard and Anne Clay 2841 St. Clair Road (Northwest Ward)

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. Anthony Wilson Jenkins 1611 E. 1st Street (East Ward)
b. John and Eva Gore 1329 Belleauwood St. ((East Ward)
c. Richard Miller 704 Alexander Street (East Ward)
d. Richard Miller 706 Alexander Street (East Ward)
e. SHJ Capital, LLC 519 Pitts Street (East Ward)
f. Cornelius Maurice Cathcart 2228 Flag Street (East Ward)
g. Nellie Hand Edwards 716 Pitts Street (East Ward)
h. Richard D. Wright 1506 Williamson Street (East Ward)
i. Triad Asset Management, LLC 1321 E. Second Street (East Ward)
j. George Nick Angel 4335 Kernersville Road (East Ward)
k. Herbies Investment, LLC 613 W. 25th Street (North Ward)
l. Curtis Campbell 4103 Dalton Street (North Ward)
m. Bohn T. Sophal 255 Marvin Blvd. (North Ward)
n. Joe Boyd 871 W. 11th Street (North Ward)
o. Victoria Blackwell Williams 2506 Gilmer Avenue (North Ward)
p. Triad Residential Soultions, LLC 1700 Thurmond Street (North Ward)
q. Triad Residential Solutions, LLC 1412 Thurmond Street (North Ward)
r. Nettie A. Williams, Heirs 409 Bacon Street (North Ward)
s. Sammy and Etedal Elassar 3805 Queen Anne Circle (North Ward)
t. Keith Flowers 125 Cherryview Lane (North Ward)
u. Eula Mae Parker 435 23rd Street (North Ward)
v. Mary H. Garrett 1130 E. 11th Street (North Ward)
w. Wilma Hampton Brown, Heirs 717 W. 25th Street (North Ward)
x. Randall J. and Cynthia Schmid 5606 Murray Road (North Ward)
y. Phyliss A. Davis and Jacqueline A. Mills 4032 Shamel Street (North Ward)
z. Barbara Nichols Dula 5012 Longbrook Circle (Northeast Ward)

ab. Forsyth Investment Property, Inc. 429 15th Street (Northeast Ward)
ac. 123 Mill Pond, LLC 314 27th Street (Northeast Ward)
ad. James Crippen 532 Efird Street (Northeast Ward)

ae. Whitley Investments, LLC 4138 Mineral Avenue (Northeast Ward)
af. Brian and Levada Taylor 1817 N. Dunleith Avenue (Northeast Ward)

ag. Rafael Saez and Harold Carrier 1419 E. 23rd Street (Northeast Ward)
ah. Eugene Roddy 4010 Rosa Street (Northeast Ward)
ai. Strafford Peebles 2404 Gilmer Avenue (Northeast Ward)

aj. Carolyn Shelton 1406 E. 24th Street (Northeast Ward)
ak. Richard Miller 1810 E. 17th Street (Northeast Ward)
al. Christopher Jordan 3524 Prospect Drive (Northeast Ward)
am. Midhuff Ventures, Inc. 1608 E. 25th Street (Northeast Ward)
an. Virginia B. Kimber 2542 Manchester Street (Northeast Ward)
ao. James J. Furches 2841 N. Patterson Avenue (Northeast Ward)
ap. DPDA 401k PSK 515 E. 25th Street (Northeast Ward)
aq. William and Pamela Partin 120 N. Spring Street (Northwest Ward)
ar. Larry C. and Carla B. Farmer 837 W. 7th Street (Northwest Ward)
as. Donald Wayne Griffin 727 Laurel Street (South Ward)
at. Deutsche Bank National Trust 3500 Cedar Post Road (South Ward)
au. Kim Renee and Norma E. Wilson 804 W. Bank Street (South Ward)
av. Angela Inzar 1438 Sedgefield Drive (Southeast Ward)
aw. John Emory and Parthelia Johnson 2618 Sink Street (Southeast Ward)
ax. Ruth Powell 2733 Dudley Street (Southeast Ward)
ay. James Everett Campbell 1060 Betty Drive (Southeast Ward)
az. Sergio Reyes Sibaja 3548 Thomasville Road (Southeast Ward)
ba. Donna H. and Bobby Brendle 907 Ferndale Avenue (Southeast Ward)
bb. Larry D. Lucas 3688 Southdale Avenue (Southeast Ward)
bc. John W. Mettle 2319 Waughtown Street (Southeast Ward)
bd. Ahmad A. Deeb 836 Ferndale Avenue (Southeast Ward)
be. Donna H. and Bobby Brendle 916 Ferndale Avenue (Southeast Ward)
bf. Isaiah and Renee Rhody 4225 Ogburn Avenue (Northeast Ward)
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. Minnie Wilson, Heirs Kasandra Miller
   542 Edna Street Accessory Building (East Ward)

b. Robert L. Evans
   2803 Old Greensboro Road (East Ward)

c. Joyce E. Berry
   844 N. Jackson Avenue (East Ward)

d. Duwood A. Jones
   1835 E. 4th Street (East Ward)

e. Conrex Keystone Residential Properties
   3101 Old Greensboro Road Accessory Building (East Ward)

f. Rosa B. Canty
   526 N. Graham Avenue (East Ward)

g. Cornelius Maurice Cathcart
   2228 Flag Street Accessory Building (East Ward)

h. Triad Asset Management, LLC
   132 N. Dunleith Avenue (East Ward)

i. Norman Wayne Coleman
   1450 Harrison Avenue Accessory Building (North Ward)

j. Laura Powell
   2518 N. Cherry Street Accessory Building (North Ward)

k. Wilma Hampton Brown
   717 W. 25th Street Accessory Building (North Ward)

l. First Mortgage of NC
   141 Alspaugh Street (North Ward)

m. Nathaniel F. Wilson
   5325 Shattalon Drive Accessory Building (North Ward)

n. Patsy O. Hairston
   4664 Superior Drive (North Ward)

o. Triad Residential Solutions, LLC
   1704 Thurmond Street (North Ward)

p. Isaiah and Renee Rhody
   4225 Ogburn Avenue Accessory Building (Northeast Ward)
q. Mt. Sinai Full Gospel Deliverance 2539 Ansonia Street (Northeast Ward)

r. Willie A. Gabriel 2201 Elbon Drive Accessory Building (Northeast Ward)

s. Phillip Lee Brinkley 823 Efird Street (Northeast Ward)

t. Myrtle and Tracey Coad 4107 Rosa Street (Northeast Ward)

u. Geraldine W. Berry 1241 Waughtown Street Accessory Building (Southeast Ward)

v. Rickey and Charlene Guest 0 Colleen Avenue (Southeast Ward)

w. Bruce McLaughlin 4130 Macarthur Street (Southeast Ward)

x. Teresa Pfau 112 S. Gordon Drive Accessory Building (Southwest Ward)

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. Richard Hyman and Brenda Killian 5697 Bethania Road (North Ward)

b. Hassell Hegwood 4211 Shamel Street (North Ward)

c. Fred D. Smith 2209 E. 24th Street (Northeast Ward)

d. C&M Properties of WS, LLC 2306 N. Glenn Avenue (Northeast Ward)

e. Francis L. Smith, Heirs 1534 Williamson Street Accessory Building (East Ward)

f. Francis L. Smith, Heirs 1534 Williamson Street (East Ward)

g. Lorretta and Sarah Sherrill 4118 Whitfield Road (Northeast Ward)

h. Frances B. Johnson, Heirs 1017 Charles Street Accessory Building (Southeast Ward)
C-5. RESOLUTION APPROVING FUNDING TO SHARE FOR A FEASIBILITY STUDY AND CONSULTING SERVICES TO EVALUATE THE DEVELOPMENT OF A COOPERATIVE GROCERY STORE IN WINSTON-SALEM.

C-6. GRANICUS LEGISTAR AGENDA MANAGEMENT SYSTEM UPDATE.

C-7. ONLINE INFORMATION CENTER UPDATE.

C-8. IT FIBER NETWORK UPDATE.

C-9. RESOLUTION APPROVING THE FFY 2018 FEDERAL AGENDA FOR THE CITY OF WINSTON-SALEM.

Presentation will be made at the meeting.
During Council’s January 16th Public Comment Period, a number of residents requested that the Winston-Salem City Council declare the City of Winston-Salem a Sanctuary City. Following said comment period, the matter was referred to the CD/H/GG for discussion. The request made during the Public Comment Period was preceded by a letter to Mayor Allen Joines detailing the Sanctuary City request and the basis for the same. The letter and the summary of minutes from the Public Comment Period are attached for your convenience.

This memo addresses the legal constraints associated with said request while the attached memorandum from Chief Rountree sets forth the perspective of the Winston-Salem Police Department regarding sanctuary cities and addresses the current law enforcement efforts and immigration enforcement.

In 2015, the North Carolina General Assembly made it clear that cities are prohibited from adopting sanctuary city policies and ordinances. If the City of Winston-Salem adopts the requested Sanctuary City resolution, it is likely that said action will be considered a violation of N.C.G.S. 160A-205.2. (Previously codified as N.C.G.S. 160A-499.4. Adoption of sanctuary ordinances prohibited.) Said statute provides that:

“(a) No city may have in effect any policy, ordinance, or procedure that limits or restricts the enforcement of federal immigration laws to less than the full extent permitted by federal law. (b) No city shall do any of the following related to information regarding the citizenship or immigration status, lawful or unlawful, of any individual: (1) Prohibit law enforcement officials or agencies from gathering such information. (2) Direct law enforcement officials or agencies not to gather such information. (3) Prohibit the communication of such information to federal law enforcement agencies.”

It is likely that the adoption of the requested Sanctuary City resolution will also have negative financial consequences for the city. You may recall the North Carolina General Assembly considered a bill last year that would eliminate Powell Bill funding for any city found to have violated said statute. Currently, the city receives about $6 million in Powell Bill funds. While the General Assembly did not adopt said bill, it is likely that said bill will come up for reconsideration during the current legislative session. Essentially, the city’s
ability to take the requested action is constrained by state law. I would also note that the General Assembly enacted legislation several years ago (N.C.G.S. 6-21.7) that essentially allows a prevailing party to recover attorney fees and costs incurred in action in which the court has determined that the municipality acted outside the scope of its authority.

Finally, President Trump has signed an executive order directing the new Department of Homeland Security Director John Kelly to examine ways to limit federal funding to sanctuary cities that do not report undocumented immigrants to federal authorities. More information should be forthcoming regarding the process for identifying said cities, the specific funding to be withdrawn and the notification process.
TO: Mayor Allen Joines and Members of the City Council  
FROM: Barry D. Rountree, Chief of Police  
DATE: January 30, 2017  
SUBJECT: Sanctuary Cities and Immigration Enforcement  
CC: Lee Garrity, City Manager

The purpose of this response is to provide the Winston-Salem City Council and the citizens of Winston-Salem with the Winston-Salem Police Department’s position related to sanctuary cities and immigration enforcement.

In recent months there have been concerns about immigration enforcement by local, state and federal law enforcement officials. Citizens have asked city council to declare Winston-Salem a “sanctuary city”.

The City of Winston-Salem is not a ‘sanctuary city’. A sanctuary city is often used to refer to those localities which place limits on their assistance to federal immigration authorities seeking to apprehend and remove unauthorized aliens.” The city of Winston-Salem does not place such limits on its assistance to federal immigration authorities.

The Winston-Salem Police Department (WSPD) is committed to bias free policing. Like other jurisdictions, the Winston-Salem Police Department will honor requests that individuals already in their custody be held pursuant to federal detainer orders or warrants. Officers will not, however, “stop, detain, or search a person based solely upon a common trait or a group that includes but is not limited to race, ethnic background, age, gender, sexual orientation, religion, economic status, cultural group, or disability.”

Members of the WSPD do not ask immigration status, initiate immigration roundups, or gather immigration status information during the course of providing law enforcement services.

The Winston-Salem Police Department’s community policing initiatives include community building and community outreach initiatives are robust and serve the entire community regardless of citizenship. Some of these initiatives have been specific to the immigrant population, they include: Trust Talks, Faith in Action ID drive, Hispanic Coalition collaboration, Community Days, School Supply Giveaways, Shop with a Cop, and many more.

The WSPD also partners with the Human Relations Department on many initiatives and programs. Many of these initiatives have been specific to immigrant population such as: Building Integrated Communities Initiative, Faith in Action ID drive, Fiesta, International Village Celebration.
I hope the information in the memorandum provides answers to the many questions and concerns related to WSPD position and policies on immigration enforcement.

Please let me know if any additional information is needed or if there are additional concerns regarding matter.

Barry D. Rountree
Chief of Police
Allen Jones, Mayor
101 N. Main St.
Winston-Salem, NC 27101

January 12, 2017

Dear Mayor Jones,

Please find attached an informational packet related to the Sanctuary Status Petition discussed at the city council meeting of December 19, 2016. This petition will be presented to the city council on January 17, 2017. The signatures to the petition represent a broad coalition of Winston-Salem organizations, religious institutions, and civil entities concerned with the current climate of hate and intimidation. We are requesting the City of Winston-Salem to make a stand regarding its commitment to human rights, civil liberties, and constitutional and international law.

We consider the sanctuary and welcoming city movement to be one of the strongest local avenues for standing against hate speech and hate individual and institutionalized xenophobia. The rise of hate crimes and death threats against Muslims has been phenomenal as a result of the current anti-immigrant climate. The victory rhetoric of the extreme right and its reflection in the cabinet of the new administration brings new waves of insecurity riding on top of old ones. A broken immigration system combined with a disrespect of constitutional and international human rights law have bolstered racial profiling and abusive policing nationwide, tearing through the cohesion of communities and families. These trends will only be exacerbated by the policies of a President-elect who threatens the stripping of citizenship for mere acts of protest. If the purpose of government and the rule of law is to protect and serve individuals, families, and communities, it is clear that a bigger hammer will not remedy our fractured immigration law enforcement system. Furthermore, local law enforcement and municipalities have and will be held liable for breaches of constitutional law even when carrying out federal mandates. City leaders have an ethical responsibility to guide and hold accountable law enforcement to fundamental and constitutional principles. At the local level we have the opportunity to stand up for human rights abuses inherent in carrying out an immigration policy aimed at displacing several million people.

We realize that the Sanctuary Coalition is asking the city to take a leading initiative in declaring itself a welcoming city in North Carolina, despite a law that discourages declarations of civil liberties in the state. However, we are convinced that the communities, civic institutions, and religious houses of Winston-Salem are indeed compassionate and capable of fulfilling the leadership role they are called to.

Please find attached the Sanctuary Petition with initial organizational endorsers, the informational document distributed on December 19, 2016, a list of national and North Carolina cities that have already produced similar resolutions, several sample resolutions, solidarity statements of some coalition members, and legal documentation pertaining to the subject. We look forward to discussing this matter with you during the MLK march on Monday, January 16, 2017 as well as during the city council meeting on Tuesday, January 17, 2017. Please don't hesitate to contact us with any questions.

Kind regards,

Gwendolyn Robertson
Sanctuary Coalition
Petition for Sanctuary Status for the City of Winston-Salem

In light of the results of the recent presidential election, with particular note of President-elect Donald Trump's declared intentions for his first 100 days in office, we, the undersigned, participants in the civic life of the city of Winston-Salem as individuals and groups, and concerned for the well-being of marginalized members of our community, call on the city council and the mayor of Winston-Salem to ensure the protection of our community members from intimidation, unfair investigation, and deportation by declaring the city of Winston-Salem a Sanctuary City for all city residents.

The diversity of Winston-Salem and the contributions of its many citizens to the cultural, economic, and social benefit of the wider community can only be upheld as a hallmark of the city's accomplishments if all of its members are equally protected. As Mayor Barbee said when commenting on the divisive US 52, "Winston-Salem is a very diverse city that embraces diversity... Don't judge us on a statewide bill that was passed in a moment of fear" (The Chronicle, 5 May 2016). Similarly, federal policies that threaten our children, our families, and our communities require unique responses. The Human Relations Commission of the City of Winston-Salem states as its mission to "facilitate, promote, and coordinate... actions for the elimination of discrimination in any and all fields of human relationships." The threat of widespread deportations of millions from among us and the climate of fear that such policies create constitute direct discrimination that requires concrete action before the policies are implemented.

Numerous cities across the U.S. have put out statements promising that Trump's deportation agenda of threat and intimidation will not be acted on by local law enforcement, including Los Angeles, New York, Chicago, Boston, Philadelphia and San Francisco, to name just a few. The Mayor of Providence, Rhode Island, who gained national attention for signing a policy protecting the children of undocumented U.S. residents, reassured his constituency of the city's commitment to the safety and integrity of the community. It is in the long-term ethical and humanitarian interest of the municipality of Winston-Salem to stand with other sanctuary cities and guarantee all its residents that their contributions to the community will be valued and their families protected.

As such, the signatures call on the city of Winston-Salem to affirm its commitment to the following principles of civil liberties:

- That the city of Winston-Salem ensure the civil liberties of all persons and enforce protection from discrimination on the basis of race, skin color, national or ethnic origin, gender, sexual orientation, mental or physical disability, immigration status, religion, or political opinion or activity, kinship or homelessness status;
- That the city of Winston-Salem refuse the profiling of groups within its community in the selection of individuals, check points or areas to investigate;
- That the city of Winston-Salem not extend its response to drivers who cannot show a valid license beyond the relevant operator's citation;
- That the city of Winston-Salem not collect, keep or distribute information about any individual or group based exclusively on their political, religious or social affiliations and protected beliefs and;
- That the city of Winston-Salem not actively participate in carrying out the dictates of federal immigration law to the extent that it runs counter to constitutional and international human rights.

Organizational Endorsements:

American Friends Service Committee, Office of the Carolinas: Community Mosque of Winston-Salem; EJ Committee, Ministers Conference of Winston-Salem and Vicinity; North Carolina Green Party; Showing Up for Racial Justice (SURJ); Triad Central Labor Council; Winston-Salem International Socialist Organization (ISO); Winston-Salem United Against Hate; Winston-Salem United for Racial Justice; Working America
Informational Brief for the Winston-Salem City Council: Sanctuary City Status
City Council Meeting, December 19, 2016

The following informational brief has been drafted to prepare for a Sanctuary City Status Petition, to be presented at the City Council in January, 2017.

1) What is sanctuary policy?

- There is no legal meaning—"sanctuary" status is a principled position.
- Sanctuary status affirms the city's commitment to protect and serve all human beings without discrimination.
- It provides principled guidelines to back up that commitment, aimed at helping city employees and agents enact it.
- Sanctuary status asserts the moral authority and ethical responsibility of the local entity to act in accordance with constitutional and international human rights. It limits the use of local resources to carry out umbrella policies, on ethical grounds, if they demonstrate questionable or dysfunctional practices including:
  - Breaking up families
  - Threatening individual safety
  - Working against social cohesion
  - Profiling groups
  - Intimidating individuals, families and communities
  - Demonstrating discriminatory practices

- Sanctuary policies clarify the role of local agencies in fulfilling their function.
  a. For law enforcement: to protect all human beings and their communities
  b. For schools: to educate all children
  c. For healthcare workers: to heal and prevent illnesses for the whole community
  d. For city officials: to serve all local residents

2) Why sanctuary policy?

- It is not the job of local law enforcement to enact federal immigration policy. This is the job of the federal government. Local resources should be used to meet local needs.
- Local governments hold the liability for unconstitutional practices. Detaining "without cause" and without a court order have been found to be against the 4th Amendment.
- Sanctuary status encourages residents to make use of city services, such as reporting crime, seeking out health care, and enrolling in schools.
- The community of Winston-Salem wants inclusive civil services, not discrimination.
3) Why sanctuary status now?

- President Elect Donald Trump’s policy for the first 100 days is causing widespread anxiety within vulnerable communities. Cabinet choices have not alleviated those fears. It is the responsibility of the city to affirm its commitment to the stability and safety of all its residents in the face of hate speech and intimidation tactics.
- At least 18 sanctuary cities have reaffirmed their sanctuary status as a direct response to the irresponsible, unconstitutional and unethical threats coming from Trump and his allies, including Washington, D.C., San Francisco, Chicago, New York and Los Angeles.
- North Carolina is in the spotlight. Keith Ellison, considered for the next DNC chair, has suggested that North Carolina is at the center of the national struggle for progressive politics. Rev. William Barber, in his interview with Amy Goodman on Friday, December 16, 2016, indicated that the whole country will rise or fall with the fusion politics of the progressive south people of all races working together to end racism and North Carolina is at the heart of that possibility. What is done in NC will encourage or discourage responses to unconstitutional policies throughout the United States.

4) What about federal funding?

- The threat to cut funding for sanctuary cities is unlikely to be implementable. Conditional funding laws or “commandeering” laws have been systematically struck down by courts, as violating two principles of federalism, or the 10th Amendment
  - “Undue coercion.” Chief Justice Roberts in NFIB v. Sebelius (2012): Struck down the spending clause of Medicaid extension in the Affordable Care Act on the grounds that the State-Federal relationship is contractual. For the federal government to change the terms of the contract and then threaten to cut funding if the states do not comply constituted “undue coercion.” Furthermore, the funding condition was not related to the original funding purpose.
  - “Commandeering States.” Justice Antonin Scalia in Printz v. U.S. (1997): Rejected portions of the Brady Act requiring background checks for firearms purchases; specifically, those which required local law enforcement to carry out the background checks, on the basis that it violated the 10th Amendment.
  - The only conditional funding law upheld by the courts involved a direct relationship between the purpose of the law and the purpose of the funding: Money for highway development ‘conditioned’ on raising the drinking age to 21.

5) Conclusion

Sanctuary city status for the city of Winston-Salem will build trust and reassure all residents that this community is committed to fair treatment, equal access to city services, the protection of all human beings and an end to every kind of racism and discrimination. It would set a precedent in responding to dragnet policies proposed by the incoming administration, and put Winston-Salem on the right side of history.
Cities nationwide with Sanctuary resolutions

According to a December 12, 2016 article in Politico, the top ten sanctuary cities by undocumented population include Los Angeles, New York, Chicago, Seattle, Austin, Newark, Denver, Philadelphia, Minneapolis and San Francisco, with more than 2 million undocumented immigrants.

Politico also produced the following more detailed list:

Municipal and police leaders from the following cities have publicly reaffirmed their sanctuary status (even if they don't all accept the "sanctuary city" designation).

Appleton, Wisconsin
Ashland, Oregon
Aurora, Colorado
Austin, Texas
Berkeley, California
Boston, Massachusetts
Cambridge, Massachusetts
Chicago, Illinois
Denver, Colorado
Detroit, Michigan
Evanston, Illinois
Hartford, Connecticut
Jersey City, New Jersey
Los Angeles, California
Madison, Wisconsin
Minneapolis, Minnesota
Nashville, Tennessee
New Haven, Connecticut
New York, New York
Newark, New Jersey
Newton, Massachusetts
Oakland, California
Philadelphia, Pennsylvania
Phoenix, Arizona
Portland, Oregon
Providence, Rhode Island
Richmond, California
San Francisco, California
Santa Fe, New Mexico
Seattle, Washington
Somerville, Massachusetts
St. Paul, Minnesota
Syracuse, New York
Takoma Park, Maryland
Tucson, Arizona
Washington, D.C.

The following cities are reported to have no plans at the moment to change their immigration-related policies or practices.

Aberdeen, Washington
Baltimore, Maryland
Fresno, California
Las Vegas, Nevada
Long Beach, California
Mesa, Arizona
New Orleans, Louisiana
Northampton, Massachusetts
Princeton, New Jersey
Springfield, Oregon

The following cities have formally declared themselves sanctuaries since the presidential election.

Santa Ana, California
Burlington, Vermont
Montpelier, Vermont
Winooski, Vermont
North Carolina resolutions passed

Asheville: Civil Liberties Resolution passed October 2013 (see attached)

According to the Sanctuary Cities blog update of 2010, the following resolutions were also passed in North Carolina:

Carborro - Adopted Resolution no. 123/2005-06 on May 16, 2006
Chapel Hill - Adopted Resolution no. 3a(3) on February 26, 2007
Durham - Adopted Resolution 49046 on October 20, 2003

Chatham County (Pittsboro, Silver City) - Adopted Resolution no. 2009-02 on January 5, 2009


Please also find attached:

1) The Civil Liberties Resolution of the City of Asheville (passed Oct 2013)
2) Ordinance No. 655, City of Bremerton, Washington (passed Jan 2017)
4) Solidarity statement from Winston-Salem United for Racial Justice:
   "Winston-Salem United for Racial Justice affirms its commitment to equity for all in Winston-Salem by endorsing the sanctuary petition put together by many concerned residents in Winston-Salem. We fully support the petition in its intentions to provide safe, protected space for migrant workers and their families. We, Winston-Salem United for Racial Justice, hope that you will join us in supporting and signing the petition."
5) Materials from AFSC's Sanctuaries Everywhere project

Also note the following links regarding:

6) A compilation of city, state and county ordinances pertaining to sanctuary measures with their dates, details and sources, produced by the AFSC's Sanctuaries Everywhere project
   https://docs.google.com/spreadsheets/d/1BZk7IqCo1mF3aYWLL4C0_p9hgC9mRO6vkJhbX00fIM/edit?usp=sharing
7) Bill Ong Hing: "Immigration Sanctuary Policies: Constitutional and Representative of Good Policing and Good Public Policy." UCI Irvine Law Review
   http://scholarship.law.uci.edu/cgi/viewcontent.cgi?article=1043&context=ucilr
CITY OF ASHEVILLE
CIVIL LIBERTIES RESOLUTION

WHEREAS: The City of Asheville has long aspired to protect civil liberties and provide equal protection under the law to all persons in the city which includes a diverse population of many races, religions, national and ethnic origin, including immigrants, tourists and students—whose contributions to the community’s economy, culture and civic character are vast and important, and affirms its strong support for the fundamental constitutional rights of every person and recognizes that the preservation of civil liberties is essential to the well-being of a democratic society; and

WHEREAS: The Chief of Police of the City of Asheville has implemented new community policing practices that seek to reframe and improve the relationship between law enforcement officers and the public; and

WHEREAS: The City of Asheville opposes measures that single out individuals within our diverse population for legal scrutiny or enforcement activity based on race, skin color, national or ethnic origin, gender, sexual orientation, mental or physical disability, religious or political opinion or activity, immigration status, or homeless or homeless status; and

WHEREAS: The City of Asheville opposes any efforts to transfer federal immigration responsibility to state and local officials, since these proposals tax our already overburdened police department and damage relationships with immigrant communities; and

WHEREAS: The City of Asheville believes that there is no inherent conflict between national security and the preservation of liberty but that Americans can be both safe and free; and

WHEREAS: The City of Asheville wishes to play a leading role in the protection of civil liberties and to consistently promote tolerance and respect for all persons, and recognizes that a number of other jurisdictions in North Carolina and the United States have enacted policies or laws to make clear their protection of the civil liberties of a diverse population.

THEREFORE, BE IT RESOLVED BY THE CITY OF ASHEVILLE that:

Section 1. The City of Asheville upholds the constitutional rights and civil liberties of any and all persons and it remains the policy of the City of Asheville to protect against discrimination on the basis of race, skin color, national or ethnic origin, gender, sexual orientation, mental or physical disability, immigration status, religious or political opinion or activity, or harmed or homeless status.

Section 2. City of Asheville officers and employees reject profiling of any group within our diverse population as a factor in selecting individuals, setting up check points or selecting areas of town to subject to investigatory activities.
CITY OF BURIEN, WASHINGTON

ORDINANCE NO. 653

AN ORDINANCE OF THE CITY OF BURIEN, WASHINGTON, ADDING A CHAPTER 2.26 TO THE BURIEN MUNICIPAL CODE RELATING TO ASCERTAINING IMMIGRATION STATUS AS IT RELATES TO THE PUBLIC HEALTH AND SAFETY OF THE RESIDENTS OF THE CITY OF BURIEN

WHEREAS, the City of Burien wishes to adopt an ordinance declaring the City of Burien a sanctuary city;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Chapter Created. There is hereby created a Chapter 2.26 of the Burien Municipal Code entitled "Immigration Inquiries Prohibited" which shall read as follows:

Section 2.26.010 Findings. The City of Burien is a code city organized under RCW 35.02 and Article 11 Section 10 of the Washington State Constitution. Under its police powers, the City may exercise any power and perform any function, unless preempted by state or federal law, relating to its government and affairs, including the power to regulate for the protection and rights of its inhabitants. To this end, the City is dedicated to providing all of its residents fair and equal access to services, opportunities and protection. While precise figures are difficult to quantify, a 2009 Pew Hispanic Center report estimated that between one hundred forty thousand and two hundred ten thousand undocumented immigrants live in Washington state. Ensuring that all of the City's residents have access to necessary services and benefits is essential for upholding the City's commitment to fair and equal access for all residents.

The enforcement of civil immigration laws have historically been a federal government responsibility through the Immigration and Naturalization Service. Since 2002, matters of immigration law have been handled by the Office of Immigration and Customs Enforcement, a branch of the Department of Homeland Security. Requiring local law enforcement agencies, which are not specifically equipped or trained, to enforce civil immigration laws forces local governments to expend their limited resources to perform traditionally federal functions.

A goal of this legislation is to foster trust and cooperation between law enforcement officials and immigrant communities to heighten crime prevention and public safety.

Since 1992, the King County sheriff's office has embraced this goal and outlined
supporting policies in its operations manual, with which this ordinance is consistent.

Another goal of this legislation is to promote the public health of City of Burien residents.

On April 22, 2008, King County Superior Court affirmed the principle that our courts must remain open and accessible for all individuals and families to resolve disputes on the merits by adopting a policy that warrants for the arrest of individuals based on their immigration status shall not be executed within any of the superior court courthouses unless directly ordered by the presiding judicial officer and shall be discouraged in the superior court courthouses, unless the public's safety is at immediate risk. Shortly after the affirmation's adoption, the King County Executive and Immigration and Customs Enforcement agreed to honor this policy.

This ordinance is intended to be consistent with federal laws regarding communications between local jurisdictions and federal immigration authorities, including but not limited to United States Code Title 8, Section 1373.

Section 226.020 Prohibition. Except as provided in this section or when otherwise required by law, a City office, department, employee, agency or agent shall not condition the provision of City services on the citizenship or immigration status of any individual.

A. Nothing in this ordinance shall be construed to prohibit any City of Burien officer or employee from participating in cross-designation or task force activities with federal law enforcement authorities.

B. The City of Burien personnel shall not request specific documents relating to a person’s civil immigration status for the sole purpose of determining whether the individual has violated federal civil immigration laws. The documents include but are not limited to: passports, alien registration cards, or work permits.

C. The City of Burien personnel may use documents relating to a person’s civil immigration status if the documents are offered by the person upon a general, nonspecific request.

D. The City of Burien personnel shall not initiate any inquiry or enforcement action based solely on a person’s:
   a. civil immigration status;
   b. race;
   c. inability to speak English;
   d. inability to understand the deputy.

E. The Seattle-King County department of public health, with which the City of Burien contracts pursuant to RCW 39.34 and BMC 8.05.010 shall not condition the provision of health benefits, opportunities or services on matters related to citizenship or immigration status. The Seattle-King County
department of public health may inquire about or disclose information relating to an individual’s citizenship or immigration status for the purpose of determining eligibility for benefits or seeking reimbursement from federal, state or other third-party payers.

E. Except when otherwise required by law, where the City accepts presentation of a state-issued driver’s license or identification card as adequate evidence of identity, presentation of a photo identity document issued by the person’s nation of origin, such as a driver’s license, passport or matricula consular, which is a consulate-issued document, shall be accepted and shall not subject the person to a higher level of scrutiny or different treatment than if the person had provided a Washington state driver’s license or identification card. However, a request for translation of such a document to English shall not be deemed a violation of any provision of this ordinance and any subsequent ordinance. This provision does not apply to documentation required to complete a federal I-9 employment eligibility verification form.

G. This section does not create or form the basis for liability on the part of the City, its officers, employees or agents.

H. Unless permitted by this ordinance or otherwise required by state or federal law or international treaty, all applications, questionnaires, and interview forms used in relation to the provision of City benefits, opportunities or services shall be promptly reviewed by each agency, and any question requiring disclosure of information related to citizenship or immigration status shall be, at the agency’s best judgment, either deleted in its entirety or revised such that the disclosure is no longer required.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 4. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.


CITY OF BURien

______________________________
Lucy Krakowiak, Mayor
ATTEST: AUTHENTICATED:

________________________
Monica Lusk, City Clerk

Approved as to form:

________________________
Lisa Marshall, City Attorney

Filed with the City Clerk:
Passed by the City Council:
Ordinance No.:
Date of Publication:
San Francisco Administrative Code
Chapter 12H: Immigration Status

SEC. 12H.1. CITY AND COUNTY OF REFUGE.

It is hereby affirmed that the City and County of San Francisco is a City and County of Refuge.

(Added by Ord. 375-89, App. 10-24-89)

SEC. 12H.2. USE OF CITY FUNDS PROHIBITED.

No department, agency, commission, officer or employee of the City and County of San Francisco shall use any City funds or resources to assist in the enforcement of federal immigration law or to gather or disseminate information regarding the immigration status of individuals in the City and County of San Francisco unless such assistance is required by federal or State statute, regulation or court decision. The prohibition set forth in this Chapter shall not apply, but shall not be limited to:

(a) Assisting or cooperating, in one's official capacity, with any Immigration and Naturalization Service (INS) investigation, detention, or arrest procedures, public or clandestine, relating to alleged violators of the civil provisions of the federal immigration law.

(b) Assisting or cooperating, in one's official capacity, with any investigation, surveillance or gathering of information conducted by foreign governments, except for cooperation related to an alleged violation of City and County, State or Federal criminal laws.

(c) Requesting information about, disseminating information regarding, the immigration status of any individual, or conditioning the provision of services or benefits by the City and County of San Francisco upon immigration status, except as required by federal or State statute or regulation, City and County public assistance criteria, or court decision.

(d) Including on any application, questionnaire or interview form used in relation to benefits, services or opportunities provided by the City and County of San Francisco any question regarding immigration status other than those required by federal or State statute, regulation or court decision. Any such questions existing or being used by the City and County at the time this Chapter is adopted shall be deleted within sixty days of the adoption of this Chapter.

(Added by Ord. 375-89, App. 10-24-89)

SEC. 12H.2.1. CHAPTER PROVISIONS INAPPLICABLE TO PERSONS CONVICTED OF CERTAIN CRIMES.

Nothing in this Chapter shall prohibit, or be construed as prohibiting, a law enforcement officer from identifying and reporting any person pursuant to State or federal law or regulation who is a convicted of any crime involving moral turpitude, or a convicted of any crime of violence, who is arrested on a new arrest warrant or for any other arrest. The prohibition set forth in this Chapter shall not apply to the reporting of any information regarding an individual who has been arrested at any county jail facility and
who has previously been convicted of a felony committed in violation of the laws of the State of California, which is still considered a felony under State law, (b) cooperating with an INS request for information regarding an individual who has been convicted of a felony committed in violation of the laws of the State of California, which is still considered a felony under State law or (c) reporting information as required by federal or state statute, regulation or court decision regarding an individual who has been convicted of a felony committed in violation of the laws of the State of California, which is still considered a felony under State law. For purposes of this Section, an individual has been convicted of a felony when (a) there has been a conviction by a court of competent jurisdiction and (b) all direct appeal rights have been exhausted or waived or (c) the appeal period has lapsed.

However, no office, employee or law enforcement agency of the City and County of San Francisco shall stop, question, arrest or detain any individual solely because of the individual’s national origin or immigration status. In addition, nothing herein shall be construed to require a person to report his presence to an office, employee or law enforcement agency of the City and County of San Francisco shall not discriminate among individuals on the basis of their ability to speak English or perceived or actual national origin. Nothing herein shall be construed or implemented so as to discourage any person, regardless of immigration status, from reporting criminal activity to law enforcement agencies.

Nothing herein shall be construed or implemented so as to discourage any person, regardless of immigration status, from reporting criminal activity to law enforcement agencies.

SEC. 12H.3. CLERK OF BOARD TO TRANSMIT COPIES OF THIS CHAPTER: INFORMING CITY EMPLOYEES. The Clerk of the Board of Supervisors shall send copies of this Chapter, including any future amendments thereto, that may be made, to every department, agency and commission of the City and County of San Francisco to the California United States Senators, the California United States Congressmen, the California Attorney General, and the California Secretary of State and to the President of the United States. Each employee of the City and County of San Francisco shall inform all employees under his or her supervision of the prohibitions in this ordinance, the duties of all of them to comply with the provisions of this ordinance, and that employees who fail to comply with the prohibitions of this ordinance shall be subject to appropriate disciplinary action. Each city and county employee shall be given a written directive with instructions for implementing the provisions of this Chapter.

SEC. 12H.4. ENFORCEMENT. The Human Rights Commission shall review the compliance of the City and County departments, agencies, commissions and employees with the mandates of this ordinance in particular instances in which there is question of noncompliance or when a complaint alleging noncompliance has been lodged.

SEC. 12H.5. CITY UNDERTAKING LIMITED TO PROMOTION OF GENERAL WELFARE. In undertaking the adoption and enforcement of this Chapter, the City is assuming an undertaking only to promote the general welfare. This Chapter is not intended to create any new rights for anyone of which the City is liable in money damages to any person who claims that such breach proximately caused injury. This section shall not be construed to limit or preclude any other existing rights or remedies possessed by such person.
SEC. 12H.6. SEVERABILITY.
If any part of this ordinance, or the application thereof, is held to be invalid, the remainder of this ordinance shall not be affected thereby, and this ordinance shall otherwise continue in full force and effect. To this end, the provisions of this ordinance, and each of them, are severable.

http://sfgov.org/ccsfgsa/san-francisco-administrative-code-chapter-12h-immigration-status
As people of faith and conscience, we want to take care of and stand with each other to ensure that everyone in our community is respected and welcomed. We will open up our congregations, schools and communities as sanctuary spaces for those targeted by hate, and work alongside our friends, families, & neighbors to ensure that the dignity and human rights of all people is respected. (SanctuaryNotDeportation.org)

We must create #SanctuaryEverywhere, drawing on the many traditions of peoples' movements protecting targeted communities, like the Underground Railroad during slavery, Kindertransport during the Holocaust, the protection of conscientious objectors during the Vietnam War, the Sanctuary Movement in the 1980s and in more recent years, #Not2Much which has sheltered numerous undocumented immigrants from deportation.

Your Struggle is My Struggle
We must ensure that all residents of our community are safe, welcomed and included by:

- Welcoming immigrants & refugees. Working to halt deportations to keep families together, and interrupting police and local collaboration with Immigration authorities
- Standing with Muslim and Jewish communities, protecting all targeted religious groups from attacks
- Supporting the Movement for Black Lives, interrupting anti-black violence and the "War on Black People", including stop and frisk policing
- Protecting LGBTQ North Carolinians

We Are In This Together
We hope to equip thousands of North Carolinians with tools and training to interrupt hateful acts and government actions that put our communities at risk, and to encourage the adoption of concrete policies & practices that create greater safety and a welcoming environment for all.

Creating #SanctuaryEverywhere
In today's political context, Sanctuary is about ensuring safe-havens at many different levels for specific targeted communities

Individual, Family, Neighborhood
- Interrupting hateful speech or violence
- Accompanying a targeted individual in their daily errands
- Attending a "Crisis Scenario Community Response" training to practice how to respond to hateful acts
- Holding #SanctuaryEverywhere conversations in your neighborhood

Institutional (School, Campus, Church)
- Creating institutional policies that ensure safety for campus residents
- Training colleagues in how to create a safe space at work
- Creating a team at your child's school to ensure all children are safe at school
- Holding Know Your Rights trainings at your Mosque or community center
- Sheltering of individuals or families

City/State
- Working with your City Council to ensure that the rights of all residents are protected.
- Strengthening our communities to prepare for further attacks

Supporters can get involved at any level, in any space.
Prosperity Watch (Issue 66, No. 3): Mass deportation would mean $10.6 billion loss for NC industries

Immigrants are an important element—as workers, consumers, and business entrepreneurs—in building a thriving state economy. Current rhetoric on mass deportation as a policy to address our broken immigration system overlooks immigrants’ contributions to state and local economies, and, additionally, the impact that an absence of workers would have on major industries.

A new report measuring the economic consequences of a mass-deportation policy reveals a $23.8 billion reduction in total GDP and a cost of nearly $900 billion in lost revenue over 10 years for the federal government. Nationally, the industries that would be hit the hardest by the absence of an undocumented immigrant workforce would be agriculture, construction and leisure and hospitality. Estimates indicate that these industries would experience a workforce reduction of 10 to 18 percent or more.

For North Carolina, such a policy would result in a more than $10.6 billion loss for local industries. Manufacturing would experience the largest cut with a loss of approximately $2.4 billion in annual GDP. Construction ($2 billion) and Leisure and Hospitality ($1.9 billion) would experience the second and third highest losses in annual GDP if mass deportation were to occur. Our state simply cannot afford such a hit to industries still recovering from the effects of the recession.

![Graph showing annual GDP loss among NC industries in 2013 dollars](image-url)
WINSTON-SALEM CITY COUNCIL
PUBLIC COMMENT PERIOD
January 17, 2017

Phillip Summers, 2422 Peachtree Street, Winston-Salem, 27107

Mr. Summers expressed his belief that there is an opportunity for economic freedom and for the City to invest in people locally. He stated valuing people instead of projects will help citizens. Everyone should be made to feel welcome.

Reverend Dennis Leach, 1400 Fitch Street, Winston-Salem, 27107

Rev. Leach expressed concern that residents have to travel long distances to get to the grocery stores. He noted, the citizens are asking for help in restoring bus services to a community struggling to make ends meet.

Tony N’dege, 1713 Chapel Street, Winston-Salem, 27127

Mr. N’dege stated he and his community are asking the City officials to support the Sanctuary City petition.

D. Renee Wilkins, 1516 Fitch Street, Winston-Salem, 27107

Ms. Wilkins stated she lives in a community where the bus no longer comes. She depends on the bus to get to doctor’s appointments. Due to a disability, walking up the street is difficult to catch the bus and the traffic is busy. Some people have lost their jobs due to the lack of bus service. She also expressed concern about a lack of sidewalks in the community.

Tony Caldwell, 1418 Fitch Street, Winston-Salem, 27107

Mr. Caldwell expressed concern over changing the bus routes. He is a disabled veteran and he would like the City officials to re-consider the bus route services.

David Villabe, 1411 Gholson Avenue, Winston-Salem, 27107

Mr. Villabe stated he lives in the neighborhood and often times he gives them rides to others living in the neighborhood due to lack of bus service. There is violence in the community and he is asking the City to assist in making the community safer and a better environment for the kids. The recreation center closes early on Fridays and is not open on Saturday and Sunday. He further expressed concern over lack of benefits offered by temp agency job, which are increasingly the major job providers in the community, and he requested a change in this process so that all people can support their families.

Valeria Rodriguez Cobos, 338 Barnes Road, Winston-Salem, 27107

Ms. Cobos stated she is in full support of the Sanctuary City petition. She requested the City Council consider the kind of city they all live in. She noted she has been a resident since 2001 and urged City officials to support the Sanctuary City organization.
Andrew Segona, 4727 Horsemens Cove Lane, Kernersville, 27284

Mr. Segona stated he wants the City officials to support the Sanctuary City petition.

Will Cox, 1208 Martin Street, Winston-Salem, 27103

Mr. Cox asked the City to support the Sanctuary City petition. He stated there needs to be a clear statement of affirmation that the citizens matter. He indicated that his group didn’t come here tonight against the Council, but to stand with the Council in hopes that support will be given to the community.

Jennifer Castillo, 602 Lansing Drive, Winston-Salem, 27105

Ms. Castillo expressed support for the Sanctuary City, pointing out she has worked with all demographics of people and they all should be given the opportunity to be valued members of society.

Gwynetta Robertson, 551 Sweetgrass Trail, Winston-Salem, 27106

Ms. Robertson spoke on behalf of Inman Khalid Griggs, and stated death threats are being made against the local Muslim mosques because of racism in the city. She is in full support of the Sanctuary City petition and hopes the City will also support their efforts.

JoAnn Allen, P.O. Box 284, 27102, Winston-Salem

Ms. Allen stated there are several issues in the City of Winston-Salem that should not be dealt with as a business. Citizens are concerned about their personal matters and want real consideration given to be feel that the Council is doing its job in a fair manner.

Herald Yusseff, 3605 High Meadows Drive, Winston-Salem, 27106

Mr. Yusseff stated the City should not consider supporting the Sanctuary City petition. He noted it would be unlawful to do so.

Christina Goupta, 2218 Maplewood Avenue, Winston-Salem, 27103

Ms. Goupta is in support of Sanctuary City and stated she is an educator at Wake Forest University where a resolution was constructed in support of a school wide Sanctuary facility and passed. Members of the college signed a petition and this also helped the resolution to pass.

Britany Ward, 3931 Hardwick Street, Winston-Salem, 27101

Ms. Ward stated she is involved in an organization, Hoops for Life. She hopes the City will help to support the opening of the recreation centers on the weekends. Josant Terry and Deante Diablo gave comments saying they need a place to play and be with their friends when they are out of school.

Kim Porter, 1212 W. Fourth Street, Winston-Salem, 27101

Ms. Porter stated she is a concerned citizen and wants Council to consider opening the recreation centers on the weekends so kids will have some where to go. She believes it is not fair for more fortunate communities to have the opportunity at the recreation centers for their children to play, while, less fortunate ones do not.
Rebecca Evans, 539 Power Plant Circle, Winston-Salem, 27101

Ms. Evans stated she is in support of Sanctuary City.

Andrew Segovia, 4727 Horsemens Cove Lane, Kernersville, 27284

Mr. Segovia stated he supports Sanctuary City.

Horace White, 322 W. 25th Street, Winston-Salem, 27105

Mr. White stated he is in support of asking the City to have the recreation centers stay open longer on Fridays and be open on the weekends so the kids will have somewhere to go and play. He stated the bus routes were moved and not replaced with better ones. People in the community have lost jobs due to not having transportation. A woman was hit recently in the area of where the bus routes drop-off. The streets are dangerous and he hopes the City will reconsider how they schedule the bus routes.
City Council – Action Request Form-

**Date:** February 1, 2017  
**To:** The City Manager  
**From:** D. Ritchie Brooks

**Council Action Requested:**  
Ordinance rescinding an Ordinance adopted on October 22, 2007, ordering demolition of housing located at 2841 St. Clair Road, Block 2909, Lot 022, owned by Richard & Anne Clay.

**Summary of Information:**  
On October 22, 2007, the City Council of the City of Winston-Salem adopted an Ordinance to cause the dwelling located at 2841 St. Clair Road 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 October 22, 2007, requiring the demolition of the property located at 2841 St. Clair Road, only as it relates to that property thereby allowing the ordinance of record relating to said property to be cancelled (Deed Book 2792, Page(s) 2470-2473).

**Committee Action:**

<table>
<thead>
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<th>Committee</th>
<th>Action</th>
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**Remarks:**
AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON ORDERING THE DEMOLITION OF A DWELLING

WHEREAS, on October 22, 2007, the City Council of the City of Winston-Salem adopted an ordinance requiring Richard & Anne Clay owner(s) of the property located at 2841 St. Clair Road, Block 2909, Lot 022, to demolish said dwelling because it was unfit for human habitation and the estimated cost of making the necessary repairs are less than fifty percent –(50) 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.10 adopted on October 22, 2007, recorded in Deed Book, 2792 at page(s) 2792-2473 relating to the demolition of the property owned by Richard & Anne Clay located at 2841 St. Clair Road, Block 2909, Lot 022, 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 Richard & Anne Clay in the grantor index as provided by law.

INSTRUMENT DRAWN BY

____________________________
CITY ATTORNEY
## CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
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### IMAGE DESCRIPTION

2841 St. Claire Road
2841 St. Claire Road
City Council – Action Request Form

Date: February 1, 2017
To: The City Manager
From: D. Ritchie Brooks, Community Development

Council Action Requested:
The adoption of an Ordinance ordering the Community 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.

<table>
<thead>
<tr>
<th>Owner</th>
<th>Property Location</th>
<th>Block &amp; Lot(s)</th>
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</thead>
<tbody>
<tr>
<td>Anthony Wilson Jenkins</td>
<td>1611 E. 1st Street</td>
<td>0534 053</td>
</tr>
<tr>
<td>John &amp; Eva Gore</td>
<td>1329 Belleauwood St</td>
<td>1777 309</td>
</tr>
<tr>
<td>Richard Miller</td>
<td>704 Alexander Street</td>
<td>0795 103A</td>
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<tr>
<td>Richard Miller</td>
<td>706 Alexander Street</td>
<td>0795 103A</td>
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<tr>
<td>SHJ Capital LLC</td>
<td>519 Pitts Street</td>
<td>0795 011A</td>
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<tr>
<td>Cornelius Maurice Catheart</td>
<td>2228 Flag Street</td>
<td>1934 088</td>
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<tr>
<td>Nellie Hand Edwards</td>
<td>716 Pitt Street</td>
<td>0794 204</td>
</tr>
<tr>
<td>Richard D. Wright</td>
<td>1506 Williamson Street</td>
<td>1420 223</td>
</tr>
<tr>
<td>Triad Asset Management LLC</td>
<td>1321 E. Second Street</td>
<td>0403 104</td>
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<tr>
<td>George Nick Angel</td>
<td>4335 Knersville Road</td>
<td>5634 024</td>
</tr>
<tr>
<td>Herbies Investment LLC</td>
<td>613 W. 25th Street</td>
<td>1449 161</td>
</tr>
<tr>
<td>Curtis Campbell</td>
<td>4103 Dalton Street</td>
<td>2285 008B</td>
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<tr>
<td>Bohn T. Sophal</td>
<td>255 Marvin Blvd</td>
<td>2025 027</td>
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<tr>
<td>Joe Boyd</td>
<td>871 W. 11th Street</td>
<td>0910A 009</td>
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<tr>
<td>Victoria Blackwell Williams</td>
<td>2506 Gilmer Ave</td>
<td>1665 002</td>
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<tr>
<td>Triad Residential Solutions LLC</td>
<td>1700 Thurmond Street</td>
<td>1357 015</td>
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Committee Action:

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For

Against

Remarks:
Summary of Information: (cont.)
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 |
|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| Nettie A. Williams, Heirs                     | 409 Bacon St.                                 | 2563 018                                      |
| Sammy & Etedal Elassar                        | 3805 Queen Anne Circle                        | 3647 163                                      |
| Keith Flowers                                  | 125 Cherryview Lane                           | 6002 035                                      |
| Eula Mae Parker                                | 435 23rd Street                               | 1366 064                                      |
| Mary H. Garrett                                | 1130 E. 11th Street                           | 0909 026A                                     |
| Wilma Hampton Brown                            | 717 W. 25th Street                            | 1454 155                                      |
| Randall J. & Cynthia Schmid                    | 5606 Murray Road                              | 4928 003                                      |
| Phyliss A. Davis                               |                                               |                                               |
| Jacqueline A. Mills                            | 4032 Shamel Street                            | 2026 058                                      |
| Barbara Nichols Dula                           | 5012 Longbrooke Circle                        | 3286 003                                      |
| Jeanne C. Phillips &                           |                                               |                                               |
| Kamal Patterson                                | 1416 E. 25th Street                           | 0432 104                                      |
| Forsyth Investment Property Inc.              | 429 15th Street                               | 0231 115                                      |
| 123 Mill Pond LLC                              | 314 27th Street                               | 1162 009                                      |
| James Crippen                                  | 532 Efird Street                              | 1509 062                                      |
| Whitley Investments LLC                        | 4138 Mineral Ave                              | 1508 062                                      |
| Brian & Levada Taylor                         | 1817 N. Dunleith Ave                          | 1240 101                                      |
| Rafael Saez & Harold Carrier                  | 1419 E. 23rd Street                           | 0428 042                                      |
| Eugene Roddy                                   | 4010 Rosa Street                              | 2938 094                                      |
| Stafford Peebles                               | 2404 Gilmer Avenue                            | 1668 021                                      |
| Carolyn Shelton                                | 1406 E. 24th Street                           | 0428 018                                      |
| Richard Miller                                 | 1810 E. 17th Street                           | 1220 030                                      |
| Christopher Jordan                             | 3524 Prospect Drive                           | 3202 026                                      |
| Midhuff Ventures Inc                          | 1608 E. 25th Street                           | 1200 042                                      |
| Virginia B. Kimber                             | 2542 Manchester Street                        | 1217 174                                      |
| James J. Furches                               | 2841 N. Patterson Avenue                      | 1172 002                                      |
| DPDA 401k PSK                                  | 515 e. 25th Street                            | 1158 014                                      |
| Isaiah & Renee Rhody                           | 4225 Ogburn Ave                               | 1516 121                                      |
| William & Pamela Partin                       | 120 N. Spring Street                          | 0096 203                                      |
| Larry C. & Carla B. Farmer                    | 837 W. 7th Street                             | 0148 085A                                     |
| Donald Wayne Griffin                           | 727 Laurel Street                             | 0588 003F                                     |
| Deutsche Bank National Trust                  | 3500 Cedar Post Road                          | 3865A018                                      |
| Kim Renee & Norma E. Wilson                   | 804 W. Bank Street                            | 0596 107                                      |
| Angela Inzar                                   | 1438 Sedgefield Drive                         | 2972 100                                      |
| John Emory & Parthelia Johnson                | 2618 Sink Street                              | 1928 023                                      |
| Ruth H. Powell                                | 2733 Dudley Street                            | 1619 023                                      |
| James Everett Campbell                        | 1060 Betty Drive                              | 2377 215                                      |
| Sergio Reyes Sibaja                           | 3548 Thomasville Road                         | 2665 038                                      |
| Donna H. & Bobby Brendle                      | 907 Ferndale Ave                              | 1817A005B                                     |
| Larry D. Lucas                                | 3688 Southdale Avenue                         | 1390 205                                      |
| John W. Mettle                                 | 2319 Waughtown Street                         | 2595 009                                      |

-38-
Summary of Information: (cont.)
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

Ahmad A. Deeb 836 Ferndale Avenue 1813 103
Donna H. & Bobby Brendle 916 Ferndale Avenue 1817B005B
TO: Tiffany Harris and Candace Dobson  
FROM: Michelle M. McCullough  
DATE: January 23, 2017  
SUBJECT: Demolitions for February 14, 2017  
Community Development/Housing/General Government Committee Meeting

Historic Resources staff has reviewed the approximately 100 properties that are scheduled to go before the Community Development/Housing/General Government Committee on February 14, 2017 for demolition consideration. Below is a list of contributing structures in National Register of Historic Places districts.

**Properties located in National Register Historic Districts:**

120 N. Spring Street – Holly Avenue Historic District  
844 N. Jackson Avenue – Reynoldstown Historic District  
2319 Waughtown Street - Waughtown/Belview Historic District  
1241 Waughtown Street (accessory building) - Waughtown/Belview Historic District  
804 W. Bank Street – West Salem Historic District  
727 Laurel Street – West Salem Historic District

Historic Resources staff has concerns about the loss of structures in the City’s National Register Historic Districts; therefore, I have sent notice to Preservation Forsyth, the local Historic Preservation non-profit organization to advise them of this potential loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County. None of the buildings are designated a Local Historic Landmark or located within designated local historic districts.

If demolition for these structures are approved, Historic Resources staff would like to request that the Community and Business Development Department have the structures 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.

Additionally, recent discussions at City Council and Council Committee meetings have indicated a concern for the loss of structures in historically African-American neighborhoods. These discussions are continuing, but for Council Members information, I have added an additional list of structures in historically African-American neighborhoods as presented in the latest survey documentation, that are not currently National Register designated.

**Properties located in historically African-American Neighborhoods:**

717 W. 25th Street – Alta Vista  
2306 Glenn Ave – Bon Air-Greenway Place  
2404 Gilmer Ave – Bon Air-Greenway Place  
2841 N. Patterson Avenue – Bon Air-Greenway Place  
515 E. 25th Street – Bon Air-Greenway Place
Properties located in historically African-American Neighborhoods Continued:
314 27th Street – Bon Air-Greenway Place
2506 Gilmer Ave – Bon Air-Greenway Place
1412 Thurmond Street – Boston Cottages
1704 Thurmond Street – Boston Cottages
1700 Thurmond Street – Boston Cottages
526 N. Graham Avenue – Cameron Park/East Winston
1321 E. 2nd Street – Cameron Park/East Winston
1200 Gholson Avenue – Colombia Heights Ext.
1506 Williamson Street – Colombia Heights Ext.
1534 Williamson Street – Colombia Heights Ext.
519 Pitts Street – Happy Hill
716 Pitts Street – Happy Hill
704 Alexander Street – Happy Hill
1060 Betty Drive – Easton
1835 E. 4th Street – Skyland

cc Ritchie Brooks, Director, Community and Business Development
Preservation 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 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 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:

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

CASE SUMMARY - HOUSING FILE NO. 2014031123
PROPERTY ADDRESS 1611 E FIRST ST
TAX BLOCK 0534 LOT(s) 053
WARD EAST
PROPERTY OWNER(s) ANTHONY WILSON JENKINS
LIS PENDENS _14m1178_ FILED 6/8/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _4/15/2014_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _4/28/2014_. The Hearing was held on _5/16/2014_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes____ no__x__.

2. The Finding and Order was issued on _6/13/2014_ and service was obtained by certified x regular x post x hand delivery ____, and publication ___ on _6/14/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _7/14/2014_. The dwelling was found vacated and closed on _7/14/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/14/2014_.

4. The notification letter was sent _1/12/2017_ 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 _2/14/2017_. 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 (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 $3,969__ Fair market value $17,935_____________

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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>797232</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>797233</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>797234</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOTS</td>
<td>MINOR V-10-197(G)(6)</td>
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<tr>
<td>797231</td>
<td>INSTALL CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
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<tr>
<td>2014031123</td>
<td>1/23/2017</td>
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</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**
1611 E. 1st Street
C-2.a.  DRAFT

CODE CASE NBR    IMAGE DATE
2014031123        1/23/2017

IMAGE DESCRIPTION
1611 E. 1st Street
100 E 1st St, Winston-Salem, NC 27101 to 1611 E 1st St, Winston-Salem, NC 27101

Drive 1.4 miles, 6 min

1. Head east on E 1st St toward N Church St
   - 479 ft

2. Turn left at the 2nd cross street onto N Chestnut St
   - 0.2 mi

3. Turn right onto E 3rd St
   - 0.2 mi

4. At the traffic circle, take the 2nd exit onto 3rd St E
   - 0.6 mi

5. Turn right onto N Dunleith Ave
   - 0.2 mi

6. **N Dunleith Ave turns left and becomes E 1st St**
   - Destination will be on the left
   - 476 ft

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015010952
PROPERTY ADDRESS 1329 BELLEAUWOOD ST
TAX BLOCK 1777 LOT(s) 312
WARD EAST
PROPERTY OWNER(s) JOHN GOREEVA GORE
LIS PENDENS _15m658___FILED__5/14/2015___

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _2/18/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _2/19/2015_. The Hearing was held on _3/20/2015_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x____.

2. The Finding and Order was issued on _3/24/2015_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _3/27/2015_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _4/27/2015_. The dwelling was found vacated and closed on _4/27/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _9/27/2015_.

4. The notification letter was sent _1/17/2017_ 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 _2/14/2017_. 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 (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 $183_________ Fair market value $23,083_________

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:** 2015010952  
**Address:** 1329 Belleauwood St

<table>
<thead>
<tr>
<th>Viol Nbr</th>
<th>Violation Description</th>
<th>Status/Ordinance</th>
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</thead>
<tbody>
<tr>
<td>819265</td>
<td>Replace Broken Window Panes</td>
<td>unfit V-10-197(B)(4)</td>
</tr>
<tr>
<td>819266</td>
<td>Repair Soffit and/or Facia</td>
<td>unfit V-10-197(G)(6)</td>
</tr>
</tbody>
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# CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015010952</td>
<td>1/19/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

1329 Belleauwood St

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<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
<td>2015010952</td>
<td>1/19/2017</td>
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</table>

**IMAGE DESCRIPTION**

1329 Belleauwood St

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<table>
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<tr>
<td>2015010952</td>
<td>1/19/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1329 Belleauwood St
C-2.b.  DRAFT

CODE CASE NBR    IMAGE DATE
2015010952       1/19/2017

IMAGE DESCRIPTION
1329 Belleauwood St
100 E 1st St, Winston-Salem, NC 27101 to 1329 Bellewood St

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   - 0.2 mi

2. E 1st St turns right and becomes E Salem Ave
   - 0.4 mi

3. Turn left onto Rams Dr
   - 0.5 mi

4. Turn right onto S Martin Luther King Jr Dr
   - 0.8 mi

5. Turn left onto Argonne Blvd SE
   - 1.0 mi

6. Turn left onto Bellewood St
   - Destination will be on the left
   - 430 ft

1329 Bellewood St
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013101492
PROPERTY ADDRESS  704 ALEXANDER ST
TAX BLOCK 0795 LOT(s) 103A
WARD EAST
PROPERTY OWNER(s) RICHARD M MILLER
LIS PENDENS _14m610_ FILED 4/14/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/3/2013_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _12/13/2013_. The Hearing was held on 1/2/2014 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on 2/24/2014 and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _3/2/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _3/25/2014_. The dwelling was found vacated and closed on _3/26/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _8/26/2014_.

4. The notification letter was sent _1/17/2017_ 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 _2/14/2017_. 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 (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 $1,788_________ Fair market value $14,681_________

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: 2013101492
704 ALEXANDER ST

<table>
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<th>VIOL NBR</th>
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<td>787811</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>COMPLIED V-10-197(G)(3)</td>
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<tr>
<td>787808</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>787809</td>
<td>REPAIR FOUNDATION - AT FRONT PORCH</td>
<td>UNFIT V-10-197(G)(1)</td>
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<tr>
<td>787810</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>787812</td>
<td>INSTALL CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
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## CD-Plus Report - Code Case Images

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<tr>
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<td>1/25/2017</td>
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### IMAGE DESCRIPTION
704 Alexander Street

<table>
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### IMAGE DESCRIPTION
704 Alexander Street

<table>
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<td>2013101492</td>
<td>1/25/2017</td>
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### IMAGE DESCRIPTION
704 Alexander Street

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WINSTON SALEM

CD-Plus for Windows 98/2000/XP

Printed on 1/26/2017 1:37:31 PM
704 Alexander Street

704 Alexander Street

704 Alexander Street
704 Alexander Street

704 Alexander Street

704 Alexander Street
100 E 1st St, Winston-Salem, NC 27101 to 704 Alexander St, Winston-Salem, NC 27127

Drive 2.2 miles, 8 min

Take E Salem Ave to Alder St

1. Head east on E 1st St toward N Church St
   4 min (1.5 mi)

2. E 1st St turns right and becomes E Salem Ave
   0.2 mi

3. At the traffic circle, take the 3rd exit onto S Main St
   1.0 mi

4. Turn left onto Waughtown St
   0.2 mi

Continue on Alder St, Take Liberia St to Alexander St

5. Turn left onto Alder St
   472 ft

6. Turn right onto Liberia St
   479 ft

7. Turn left onto Free St
   472 ft

8. Turn left onto Alexander St
   Destination will be on the left
   341 ft

704 Alexander St
Winston-Salem, NC 27127

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2013101491
PROPERTY ADDRESS 706 ALEXANDER ST
TAX BLOCK 0795 LOT(s) 103A
WARD EAST
PROPERTY OWNER(s) RICHARD M MILLER
LIS PENDENS _15m40_ FILED_1/9/2015_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/1/2014_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _10/10/2014_. The Hearing was held on and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x___.

2. The Finding and Order was issued on and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _12/12/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _1/22/2015_. The dwelling was found vacated and closed on _3/13/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _8/13/2015_.

4. The notification letter was sent _1/25/2017_ 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 _2/14/2017_. 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 (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 2,687 Fair market value 14,681

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:** 2013101491  
**NEIGHBORHOOD CONSERVATION OFFICER:**  
**ARNOLD ROGERS - (336)734-1288**

**706 ALEXANDER ST**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
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<tbody>
<tr>
<td>787807</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
</tbody>
</table>
| 811818   | REPAIR OR REPLACE SCREENS ON DOORS | Front screen door searating.  
MINOR V-10-197(B)(3) |
| 811819   | HOSE BIB, MISSING HANDLE. | East Side of house.  
MINOR V-10-197 |
| 811820   | REPAIR CRAWL SPACE DOOR | Off hinges, open crawl space.  
MINOR V-10-197(G)(1) |
| 811823   | REPAIR FOUNDATION | Broken block, right side of front porch.  
MINOR V-10-197(G)(1) |
| 811824   | REPAIR OR REPLACE DEFECTIVE SIDING | Front left at porch level and east side of house.  
MINOR V-10-197(G)(3) |
| 787805   | REPLACE BROKEN WINDOW PANES |  
UNFIT V-10-197(B)(4) |
| 787806   | REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS |  
UNFIT V-10-197(G)(6) |
| 811821   | INSTALL HANDRAIL AT REAR STEPS | Missing guardrail.  
UNFIT V-10-197(G)(8) |
# CD-Plus Report - Code Case Images

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**IMAGE DESCRIPTION**

706 Alexander Street

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**IMAGE DESCRIPTION**

706 Alexander Street

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<table>
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**IMAGE DESCRIPTION**

706 Alexander Street

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<tbody>
<tr>
<td>2013101491</td>
<td>1/31/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

706 Alexander Street
100 E 1st St
Winston-Salem, NC 27101

Take E Salem Ave to Alder St

1. Head east on E 1st St toward N Church St  
   4 min (1.5 mi)
2. E 1st St turns right and becomes E Salem Ave  
   0.2 mi
3. At the traffic circle, take the 3rd exit onto S Main St  
   1.0 mi
4. Turn left onto Waughtown St  
   0.2 mi
5. Continue on Alder St
6. Turn right onto Liberia St  
   0.4 mi
7. Turn left onto Free St  
   0.2 mi
8. Turn left onto Alexander St  
   Destination will be on the left  
   479 ft
   341 ft

706 Alexander St
Winston-Salem, NC 27127

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013101484
PROPERTY ADDRESS 519 PITTS ST
TAX BLOCK 0795 LOT(s) 111A
WARD EAST
PROPERTY OWNER(s) SHJ CAPITAL LLC
LIS PENDENS __14m604__ FILED __4/14/2014__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued_12/2/2013_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _12/9/2013_. The Hearing was held on 1/2/2014 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on 2/25/2014 and service was obtained by certified x regular x post x hand delivery ___, and publication ___ on _3/3/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _4/3/2014_. The dwelling was found vacated and closed on _4/25/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _10/25/2014_.

4. The notification letter was sent_1/10/2017_ 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 _2/14/2017_. 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 (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 $425

Fair market value $15,000

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: 2013101484

519 PITTS ST

NEIGHBORHOOD CONSERVATION OFFICER:
ARNOLD ROGERS - (336)734-1288

VIOL NBR   VIOLATION DESCRIPTION
787797   INSTALL CRAWL SPACE DOOR -
          UNFIT V-10-197(G)(1)
CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
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<tr>
<td>2013101484</td>
<td>1/17/2017</td>
<td>519 Pitts Street</td>
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519 Pitts Street
<table>
<thead>
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<tbody>
<tr>
<td>2013101484</td>
<td>1/17/2017</td>
</tr>
</tbody>
</table>

### IMAGE DESCRIPTION

519 Pitts Street

---

C-2.e. **DRAFT**

---

WINSTON SALEM

CD-Plus for Windows 98/2000/XP

Printed on 1/26/2017 3:53:30 PM

Page 2
519 Pitts Street

519 Pitts Street
100 E 1st St, Winston-Salem, NC 27101 to 519 Pitts St, Winston-Salem, NC

Take E Salem Ave to Alder St

1. Head east on E 1st St toward N Church St
   4 min (1.5 mi)

2. E 1st St turns right and becomes E Salem Ave
   0.2 mi

3. At the traffic circle, take the 3rd exit onto S Main St
   1.0 mi

4. Turn left onto Waughtown St
   0.2 mi
   472 ft

Continue on Alder St Drive to Pitts St

5. Turn left onto Alder St
   2 min (0.5 mi)
   0.4 mi

6. Turn right onto Liberia St
   230 ft

7. Turn left onto Birch St
   253 ft

8. Turn left onto Pitts St
   Destination will be on the right
   151 ft

519 Pitts St
Winston-Salem, NC 27127

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/23/2013_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _2/5/2013_. The Hearing was held on _2/22/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on _3/13/2013_ and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _3/2/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _4/21/2013_. The dwelling was found vacated and closed on _6/11/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/11/2013_.

4. The notification letter was sent _1/9/2017_ 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 _2/14/2017_. 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 (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 _$2,147_ Fair market value _$10,000_

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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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</thead>
<tbody>
<tr>
<td>755890</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>755894</td>
<td>REPAIR SOFFIT AND/OR FACIA -</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>755891</td>
<td>REPAIR FOUNDATION VENTS -</td>
<td>UNFIT V-10-197(H)(6)(B)</td>
</tr>
<tr>
<td>755892</td>
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<td>UNFIT V-10-197(B)(3)</td>
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<td>755893</td>
<td>OTHER - REPLACE DAMAGED WINDOW UNITS</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>755895</td>
<td>REPAIR OR REPLACE REAR PORCH RAILINGS -</td>
<td>UNFIT V-10-197(G)(7)</td>
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<tr>
<td>755896</td>
<td>REPAIR CRAWL SPACE DOOR -</td>
<td>UNFIT V-10-197(G)(1)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
</tr>
<tr>
<td>---------------</td>
<td>------------</td>
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</tr>
<tr>
<td>2012120306</td>
<td>12/6/2012</td>
<td>2228 Flag Street</td>
</tr>
<tr>
<td>2012120306</td>
<td>7/24/2015</td>
<td>2228 Flag Street - Board up Before</td>
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<tr>
<td>2012120306</td>
<td>7/24/2015</td>
<td>2228 Flag Street - Boardup After</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
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<td>---------------</td>
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</tbody>
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<table>
<thead>
<tr>
<th>IMAGE DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2228 Flag Street</td>
</tr>
</tbody>
</table>
IMAGE DESCRIPTION
2228 Flag Street
100 East 1st Street
Winston-Salem, NC 27101

1. Head east on **E 1st St toward N Church St**
   Time: 33 s (479 ft)

2. **Take E 3rd St to E 5th St**
   Time: 5 min (1.5 mi)
   - Turn left at the 2nd cross street onto N Chestnut St
   Distance: 0.2 mi

3. Turn right onto E 3rd St
   Distance: 0.2 mi

4. At the traffic circle, take the 2nd exit onto 3rd St E
   Distance: 1.0 mi

**Follow Old Greensboro Rd NE to Belews Creek Rd NE**

5. Turn right onto **E 5th St**
   Time: 1 min (0.6 mi)
   Distance: 289 ft

6. Turn left onto Old Greensboro Rd NE
   Distance: 0.6 mi

**Drive to Flag St**

7. Turn right onto Belews Creek Rd NE
   Time: 56 s (0.2 mi)
   Distance: 328 ft

8. Turn right onto **Flag St**
   Destination will be on the left
   Time: 0.1 mi

2228 Flag Street
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
## CODE DEFICIENCIES - EXHIBIT A

**CASE NO:** 2016031240  
**716 PITT ST**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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</thead>
<tbody>
<tr>
<td>849080</td>
<td>PROVIDE DOOR</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
<td>849081</td>
<td>OTHER - ORDER TO SECURE</td>
<td>UNFIT V-10-197</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD CONSERVATION OFFICER:**  
ARNOLD ROGERS - (336)734-1288
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2016031240
PROPERTY ADDRESS 716 PITTS ST
TAX BLOCK 0794 LOT(s) 204
WARD EAST
PROPERTY OWNER(s) NELLIE HAND EDWARDS
LIS PENDENS __16M961___ FILED __06/06/2016___

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued _04/07/2016_ and service was obtained by certified mail x regular x post x hand delivery___, and publication_x_ on _04/21/2016_. The Hearing was held on _5/9/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___.

2. The **Finding and Order** was issued on _05/176/2016_ and service was obtained by certified x regular x post x hand delivery____, and publication_x_ on _05/26/2016_. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on _06/26/2016_. The dwelling was found vacated and closed on _07/18/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _01/18/2017_.

4. The notification letter was sent _01/18/2017_ 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 _02/14/2017_. 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 (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 $5,318.00 Fair market value $39,723.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.**
100 E 1st St, Winston-Salem, NC to 716 Pitts St, Winston-Salem, NC 27127

Take E Salem Ave to Alder St

1. Head east on E 1st St toward N Church St

2. E 1st St turns right and becomes E Salem Ave

3. At the traffic circle, take the 3rd exit onto S Main St

4. Turn left onto Waughtown St

Continue on Alder St Drive to Pitts St

5. Turn left onto Alder St

6. Turn right onto Liberia St

7. Turn left onto Birch St

8. Turn right onto Pitts St

Destination will be on the right

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE CASE NBR  IMAGE DATE
2016031240  1/25/2017

IMAGE DESCRIPTION
716 PITT STREET

CODE CASE NBR  IMAGE DATE
2016031240  1/25/2017

IMAGE DESCRIPTION
716 PITT STREET

CODE CASE NBR  IMAGE DATE
2016031240  1/25/2017

IMAGE DESCRIPTION
716 PITT STREET
CASE SUMMARY - HOUSING FILE NO. 2015110550
PROPERTY ADDRESS 1506 WILLIAMSON ST
TAX BLOCK 1420 LOT(s) 223
WARD EAST
PROPERTY OWNER(s) RICHARD D WRIGHT
LIS PENDENS 16M962 FILED 06/06/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _04/07/2016_ and service was obtained by certified mail x regular x post x hand delivery__, and publication _x_ on _04/21/2016_. The Hearing was held on _5/9/2016_ and the owner/agent appeared _x_ and/or contacted the Community Development Department regarding the complaint yes___ no__.

2. The Finding and Order was issued on _5/17/2016_ and service was obtained by certified x regular x post x hand delivery__, and publication _x_ on _05/26/2016_. The Order directed the owner to _vacate and close or repair_ the dwelling within _30_ days from receipt. Time for compliance expired on _06/26/2016_. The dwelling was found vacated and closed on _07/18/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _01/18/2017_.

4. The notification letter was sent _01/18/2017_ 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 _02/14/2017_. 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 _$6,811.00_ Fair market value _$17,456.00_

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval._
<table>
<thead>
<tr>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>841765</td>
<td>REPAIR DOOR - AT FRONT</td>
<td>UNFIT V-10-197(A)(15)</td>
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<td>841766</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
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<td>841802</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<td>841803</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>848474</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
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<td>848475</td>
<td>REPLACE DEFECTIVE RAFTERS</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>848476</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR</td>
<td>UNFIT V-10-197(G)(7)</td>
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CD-Plus Report - Code Case Images

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</table>

**IMAGE DESCRIPTION**

1506 WILLIAMSON STREET

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CD-Plus for Windows 98/2000/XP
Printed on 1/26/2017 12:47:43 PM
Page 1
C-2.h.  DRAFT

CODE CASE NBR  IMAGE DATE
2015110550  1/25/2017

IMAGE DESCRIPTION
1506 WILLIAMSON STREET

-115-

WINSTON SALEM
CD-Plus for Windows 98/2000/XP

Printed on 1/26/2017 12:47:44 PM  Page 3
Get on I-40BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40BUS E/US-158 E/US-421 S


7. Take exit 1C for Linville Rd

Continue on Linville Rd SE. Take Kernersville Rd to Williamston Park Rd

8. Turn left onto Linville Rd SE

9. Turn right onto Kernersville Rd

10. Turn left onto Robbins Rd

11. Turn right onto Robbins Brook Dr SE

12. Turn right onto Forest Glade Rd

13. Turn right onto Williamston Park Rd

Drive 8.3 miles, 12 min
Williamston Park Rd
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012091464
PROPERTY ADDRESS 1321 E SECOND ST
TAX BLOCK 0403 LOT(s) 104
WARD EAST
PROPERTY OWNER(s) TRIAD ASSET MANAGEMENT LLC
LIS PENDENS _16M461___ FILED _03/16/2016___

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _02/04/2016_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _02/11/2016_. The Hearing was held on _3/7/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on _3/10/2016_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on ___. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _04/17/2016_. The dwelling was found vacated and closed on _06/20/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/20/2016_.

4. The notification letter was sent _01/17/2017_ 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 _02/20/2017_. 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 (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 $1,559.00 ______ Fair market value $13,191.00 _____
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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>749620</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>749621</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>MINOR V-10-197(G)(6)</td>
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<tr>
<td>749618</td>
<td>REPAIR DEFECTIVE FLOORING</td>
<td>LAUNDRY ROOM UNFIT V-10-197(G)(2)</td>
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<td>749619</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING</td>
<td>LAUNDRY ROOM UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>749622</td>
<td>INSTALL HANDRAIL AT REAR STEPS</td>
<td>UNFIT V-10-197(G)(8)</td>
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### CD-Plus Report - Code Case Images

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<td>9/19/2012</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

1321 E. Second Street

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<th>IMAGE DATE</th>
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<tbody>
<tr>
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<td>1/23/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

1321 E. 2nd Street

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<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012091464</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1321 E. 2nd Street
100 E 1st St, Winston-Salem, NC to 1321 East 2nd Street, Winston-Salem, NC

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St

2. Turn left at the 2nd cross street onto N Chestnut St

3. Turn right onto E 3rd St

4. At the traffic circle, take the 2nd exit onto 3rd St E

5. Turn right onto N Laura Wall Blvc

6. Turn left at the 1st cross street onto E 2nd St

   Destination will be on the left

---

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012071017
PROPERTY ADDRESS 4335 KERNERSVILLE RD
TAX BLOCK 5634 LOT(s) 024
WARD EAST
PROPERTY OWNER(s) GEORGE NICK ANGEL
LIS PENDENS _12M309____FILED_12/31/2012___

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/16/2012___ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _10/26/2012_. The Hearing was held on _11/15/2012_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___.

2. The Finding and Order was issued on _12/12/2012_ and service was obtained by certified x regular x post x hand delivery__, and publication ____ on _12/22/2012_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _01/22/2013_. The dwelling was found vacated and closed on _03/14/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _09/14/2013_.

4. The notification letter was sent _01/17/2017__ 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 _02/14/2017_. 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 $1,587.00 ______ Fair market value $5,000.00 ______

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:** 2012071017  
**4335 KERNERSVILLE RD**

<table>
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<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>743434</td>
<td>REPAIR OR REPLACE STEPS AT FRONT</td>
<td>UNFIT V-10-197(G)(8)</td>
</tr>
<tr>
<td>743435</td>
<td>REPAIR OR REPLACE STEPS AT SIDE</td>
<td>UNFIT V-10-197(G)(8)</td>
</tr>
<tr>
<td>743436</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>743437</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR</td>
<td>UNFIT V-10-197(L)(1)</td>
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<tr>
<td>743508</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>UNFIT V-10-197(G)(3)</td>
</tr>
</tbody>
</table>
Continue to follow I-40BUS E/US-421 S
Destination will be on the left
2 min (0.5 mi)
121 ft
0.2 mi
230 ft
180 ft
0.2 mi

Follow I-40BUS E/US-421 S to Linville Rd SE
Take exit 10 from I-40BUS E/US-421 S

Continue to follow I-40BUS E/US-421 S

Take exit 1C for Linville Rd

Continue on Linville Rd SE
Drive to Kernersville Rd

Turn left onto Linville Rd SE

Turn left onto Kernersville Rd
Destination will be on the left

4335 Kernersville Rd
Kernersville, NC 27284

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2014010096

PROPERTY ADDRESS 613 W TWENTY-FIFTH ST
TAX BLOCK 1449 LOT(s) 161
WARD NORTH
PROPERTY OWNER(s) HERBIES INVESTMENTS IV LLC
c/o RONALD C. HERB, AGENT
LIS PENDENS __14m941___ FILED __6/9/2014___

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/27/2014_ and service was obtained by certified mail x regular x post x hand delivery __, and publication on _1/29/2014_. The Hearing was held on _2/27/2014_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes no x.

2. The Finding and Order was issued on _5/12/2014_ and service was obtained by certified x regular x post x hand delivery __, and publication on _5/22/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _6/22/2014_. The dwelling was found vacated and closed on _8/13/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _1/13/2015_.

4. The notification letter was sent _1/10/2017_ 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 _2/14/2017_. 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 (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 $1,334 Fair market value $49,373

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.
CASE NO: 2014010096
613 W TWENTY-FIFTH ST

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>791599</td>
<td>REPLACE BROKEN WINDOW PANES - INTERIOR</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>791600</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
</tbody>
</table>
613 W. 25th Street
CODE CASE NBR  IMAGE DATE
2014010096   10/29/2015

IMAGE DESCRIPTION
613 W. 25th Street - East Side

CODE CASE NBR  IMAGE DATE
2014010096   10/29/2015

IMAGE DESCRIPTION
613 W. 25th Street - Back Door
Second Floor

CODE CASE NBR  IMAGE DATE
2014010096   10/29/2015

IMAGE DESCRIPTION
613 W. 25th Street - Second Floor
Window Unit
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
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<td>10/29/2015</td>
</tr>
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</table>

**IMAGE DESCRIPTION**

613 W. 25th Street - East Side Rear

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014010096</td>
<td>11/25/2015</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

613 W. 25th Street - Boardup - Before

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014010096</td>
<td>11/25/2015</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

613 W. 25th Street - Boardup - After
CODE CASE NBR  IMAGE DATE
2014010096    11/25/2015

IMAGE DESCRIPTION
613 W. 25th Street Boardup - After

CODE CASE NBR  IMAGE DATE
2014010096    11/25/2015

IMAGE DESCRIPTION
613 W. 25th Street - Boardup Before

CODE CASE NBR  IMAGE DATE
2014010096    1/20/2017

IMAGE DESCRIPTION
613 W. 25th Street

WINSTON SALEM
CD-Plus for Windows 98/2000/XP

Printed on 1/26/2017 5:36:13 PM
100 E 1st St, Winston-Salem, NC 27101 to 613 25th St NW, Winston-Salem, NC 27105

Drive 2.4 miles, 9 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St 466 ft
2. Turn left at the 2nd cross street onto N Chestnut St 0.4 mi
3. Turn left onto 5th St E 0.3 mi
4. Turn right onto N Cherry St 0.6 mi
5. Continue onto University Pkwy 1.0 mi
6. Turn left onto 25th St NW Destination will be on the right 230 ft

613 25th St NW
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014060386
PROPERTY ADDRESS 4103 DALTON ST
TAX BLOCK 2285 LOT(s) 008B
WARD NORTH
PROPERTY OWNER(s) CURTIS CAMPBELL
LIS PENDENS 16m80 FILED 1/8/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 11/9/2015 and service was obtained by certified mail x regular x post x hand delivery __, and publication ___ on 11/19/2015. The Hearing was held on 1/29/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes ___ no ___.

2. The Finding and Order was issued on 2/26/2015 and service was obtained by certified x regular x post x hand delivery ____, and publication ___ on 1/16/2016. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 2/19/2016. The dwelling was found vacated and closed on 2/19/2016.

3. The dwelling became eligible for demolition under the six (6) month rule on 7/19/2016.

4. The notification letter was sent 1/12/2017 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 2/14/2017. 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 $3,458 __________ Fair market value $40,681 _______

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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
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<tbody>
<tr>
<td>804786</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>804783</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
</tr>
<tr>
<td>804784</td>
<td>OTHER - REPAIR FRONT RIGHT WINDOW SILL (ROTTED)</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>804785</td>
<td>REPLACE BROKEN WINDOW PANES - LEFT SIDE AT BACK</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>804787</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
</tbody>
</table>
## CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2014060386</td>
<td>6/9/2014</td>
</tr>
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</table>

### IMAGE DESCRIPTION

4103 Dalton Street
<table>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014060386</td>
<td>2/19/2016</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

4103 Dalton Street

---

**CODE CASE NBR**

2014060386

**IMAGE DATE**

2/19/2016

**IMAGE DESCRIPTION**

4103 Dalton Street

---

**CODE CASE NBR**

2014060386

**IMAGE DATE**

2/19/2016

**IMAGE DESCRIPTION**

4103 Dalton Street

---

**CODE CASE NBR**

2014060386

**IMAGE DATE**

2/19/2016

**IMAGE DESCRIPTION**

4103 Dalton Street

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<table>
<thead>
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<th>IMAGE DATE</th>
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<tbody>
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<td>2014060386</td>
<td>5/23/2016</td>
</tr>
<tr>
<td>2014060386</td>
<td>8/9/2016</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

4103 Dalton Street
4103 Dalton Street

4103 Dalton Street

4103 Dalton Street
C-2.1. DRAFT

CODE CASE NBR IMAGE DATE
2014060386 1/31/2017

IMAGE DESCRIPTION
4103 Dalton Street

CODE CASE NBR IMAGE DATE
2014060386 1/31/2017

IMAGE DESCRIPTION
4103 Dalton Street

CODE CASE NBR IMAGE DATE
2014060386 1/31/2017

IMAGE DESCRIPTION
4103 Dalton Street
4103 Dalton Street

4103 Dalton Street

4103 Dalton Street

4103 Dalton Street
Drive 6.1 miles, 10 min

100 E 1st St, Winston-Salem, NC 27101 to 4103 Dalton St

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N

7. Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds Airport
   Continue to follow NC-8 N/US-52 N
8. Take exit 112 for Akron Dr

Continue on Akron Dr. Take Indiana Ave to Dalton St

9. Use the left 2 lanes to turn left onto Akron Dr
10. Turn right onto Indiana Ave
11. Turn left onto Polo Rd
12. Turn left onto Dalton St
   Destination will be on the left

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _9/16/2014_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _9/18/2014_. The Hearing was held on _10/16/2014_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on _10/27/2014_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _11/6/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _12/6/2014_. The dwelling was found vacated and closed on _2/2/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _7/2/2015_.

4. The notification letter was sent ___1/12/2017___ 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 _2/14/2017_. 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 (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 _$3,328_ Fair market value _$23,768_

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:** 2014080688  
**NEIGHBORHOOD CONSERVATION OFFICER:**  
OLA BROWN - (336)734-1260  
**255 MARVIN BV**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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</thead>
<tbody>
<tr>
<td>809579</td>
<td>OTHER - REPAIR HANDLE AND LATCH AT FRONT STORM DOOR</td>
<td>MINOR V-10-197</td>
</tr>
<tr>
<td>809585</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - WALLPAPER THROUGHOUT HOUSE IS PEELING</td>
<td>MINOR V-10-197(G)(4)</td>
</tr>
<tr>
<td>809589</td>
<td>REPAIR CRAWL SPACE DOOR - LEFT SIDE AT BACK</td>
<td>MINOR V-10-197(G)(1)</td>
</tr>
<tr>
<td>809592</td>
<td>REPAIR DEFECTIVE FLOORING - FLOOR AND WALL AT TUB</td>
<td>MINOR V-10-197(G)(2)</td>
</tr>
<tr>
<td>809593</td>
<td>OTHER - REMOVE MOLD/MILDEW FROM BATHROOM</td>
<td>MINOR V-10-197</td>
</tr>
<tr>
<td>809581</td>
<td>REPAIR DEFECTIVE FLOORING - KITCHEN (FLOOR SYSTEM IS WEAK)</td>
<td>UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>809583</td>
<td>REPAIR OR REPLACE STEPS AT INTERIOR - ATTIC (BROKEN TREAD)</td>
<td>UNFIT V-10-197(G)(8)</td>
</tr>
<tr>
<td>809584</td>
<td>OTHER - REPAIR ATTIC WINDOW (GAP AT TOP)</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>809586</td>
<td>OTHER - REMOVE CEILING FAN FROM FRONT ROOM (NOT ENOUGH HEAD SPACE CAUSING SAFETY ISSUE)</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>809588</td>
<td>OTHER - REPAIR OUTDOOR BASEMENT ACCESS (LARGE GAPS)</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>809591</td>
<td>REPAIR KITCHEN CABINETS - UNDER SINK</td>
<td>UNFIT V-10-197(A)(16)</td>
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### CD-Plus Report - Code Case Images

<table>
<thead>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014080688</td>
<td>8/15/2014</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

255 Marvin Blvd

---

**IMAGE DESCRIPTION**

255 Marvin Blvd

---

**IMAGE DESCRIPTION**

255 Marvin Blvd

---

**IMAGE DESCRIPTION**

255 Marvin Blvd
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014080688</td>
<td>8/15/2014</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

- 255 Marvin Blvd
- A ceiling fan is visible, suggesting a residential setting.
- The walls appear to be made of wood or similar material, indicating a home or similar interior space.
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014080688</td>
<td>8/15/2014</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**
255 Marvin Blvd

<table>
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<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
<td>2014080688</td>
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**IMAGE DESCRIPTION**
255 Marvin Blvd

<table>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2014080688</td>
<td>7/2/2015</td>
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**IMAGE DESCRIPTION**
255 Marvin Blvd
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
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<tr>
<td>2014080688</td>
<td>7/2/2015</td>
<td>255 Marvin Blvd</td>
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<tr>
<td>2014080688</td>
<td>3/15/2016</td>
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<tr>
<td>2014080688</td>
<td>1/19/2017</td>
<td>255 Marvin Blvd</td>
</tr>
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</table>
Continue to follow NC-8 N/US-52 N
Destination will be on the right
2 min (0.5 mi)
121 ft
0.2 mi
230 ft
180 ft
0.2 mi

Drive 6.0 miles, 11 min

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N
7. Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt. Airy/Smith Reynolds Airport
   - Continue to follow NC-8 N/US-52 N
8. Take exit 112 for Akron Dr

Continue on Akron Dr. Take Indiana Ave to Marvin Blvd
9. Use the left 2 lanes to turn left onto Akron Dr
10. Turn right onto Indiana Ave
11. Turn right onto Alsopagh Dr
12. Turn left onto Marvin Blvd

Destination will be on the right

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014051030
PROPERTY ADDRESS 871 W ELEVENTH ST
TAX BLOCK 0910A LOT(s) 009
WARD NORTH
PROPERTY OWNER(s) JOE BOYD
LIS PENDENS __14m1158__ FILED __6/7/2014__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued __5/16/2014__ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on __5/26/2014__. The Hearing was held on and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no x__.

2. The Finding and Order was issued on __6/20/2014__ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on __6/21/2014__. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on __7/21/2014__. The dwelling was found vacated and closed on __7/23/2014__.

3. The dwelling became eligible for demolition under the six (6) month rule on __12/23/2014__.

4. The notification letter was sent __1/12/2017__ 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 __2/14/2017__. 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 (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 $3,034 Fair market value $25,103

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:** 2014051030  
**NEIGHBORHOOD CONSERVATION OFFICER:**  
OLA BROWN - (336)734-1260

871 W ELEVENTH ST

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>801949</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>801950</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>801951</td>
<td>REPAIR OR REPLACE REAR PORCH RAILINGS</td>
<td>UNFIT V-10-197(G)(7)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
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<tr>
<td>2014051030</td>
<td>5/9/2014</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

871 W. 11th Street

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<table>
<thead>
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<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
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<td>5/9/2014</td>
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**IMAGE DESCRIPTION**

871 W. 11th Street

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<table>
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<th>IMAGE DATE</th>
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**IMAGE DESCRIPTION**

871 W. 11th Street
<table>
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<td>871 W. 11th Street</td>
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<tr>
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<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
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</tr>
<tr>
<td>2014051030</td>
<td>9/16/2016</td>
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</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

871 W. 11th Street

---

**IMAGE DESCRIPTION**

871 W. 11th Street

---

**IMAGE DESCRIPTION**

871 W. 11th Street
C-2.n. DRAFT

CODE CASE NBR IMAGE DATE
2014051030 1/18/2017

IMAGE DESCRIPTION
871 W. 11th Street
100 E 1st St, Winston-Salem, NC 27101 to 871 W 11th St, Winston-Salem, NC 27105

Drive 2.3 miles, 9 min

1. Head east on E 1st St toward N Church St
   8 s (121 ft)

Continue on S Church St to S Liberty St

2. Turn right at the 1st cross street onto S Church St
   1 min (0.3 mi)

3. Turn right onto Cemetery St
   0.2 mi
   489 ft

4. Turn left onto S Liberty St
   25 s (407 ft)

5. Turn right onto Brookstown Ave
   3 min (0.6 mi)

Continue on N Broad St to W 12th St

6. Turn right onto N Broad St
   4 min (1.1 mi)

7. Keep right to stay on N Broad St
   0.6 mi

8. Continue onto Thurmond St
   0.2 mi
   0.3 mi

Drive to W 11th St

9. Turn right onto W 12th St
   1 min (0.2 mi)
   243 ft

10. Turn right onto W 11th St
    Destination will be on the left
    0.1 mi

871 W 11th St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014041633
PROPERTY ADDRESS 2506 GILMER AV
TAX BLOCK 1665 LOT(s) 002
WARD NORTH
PROPERTY OWNER(s) VICTORIA WILLIAMS BLACKWELL
LIS PENDENS __14m1147___ FILED 6/7/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _5/13/2014_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _5/27/2014_. The Hearing was held on 6/12/2014 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no__ x__.

2. The Finding and Order was issued on _2/26/2016_ and service was obtained by certified x regular x post x hand delivery ___, and publication ___ on _6/19/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _7/19/2014_. The dwelling was found vacated and closed on _9/26/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _2/26/2014_.

4. The notification letter was sent _1/12/2017_ 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 _2/14/2017_. 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 (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 _3,314__________ Fair market value _$23,839__________
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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>799642</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>799644</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - HANGING ON LEFT SIDE TOWARDS BACK</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>799649</td>
<td>REPAIR DOOR</td>
<td>MINOR V-10-197(A)(15)</td>
</tr>
<tr>
<td>799650</td>
<td>REPAIR DOOR</td>
<td>MINOR V-10-197(A)(15)</td>
</tr>
<tr>
<td>799645</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>799646</td>
<td>REPLACE BROKEN WINDOW PANES - BASEMENT</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
</tbody>
</table>
# CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
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<td>4/24/2014</td>
<td>2506 Gilmer Avenue</td>
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</table>

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
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<th>IMAGE DESCRIPTION</th>
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<tr>
<td>2014041633</td>
<td>10/31/2014</td>
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<table>
<thead>
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<th>IMAGE DESCRIPTION</th>
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<tbody>
<tr>
<td>2014041633</td>
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<td>2506 Gilmer Avenue</td>
</tr>
</tbody>
</table>
2506 Gilmer Avenue

2506 Gilmer Avenue

2506 Gilmer Avenue
2506 Gilmer Avenue

2506 Gilmer Avenue

2506 Gilmer Avenue
100 E 1st St, Winston-Salem, NC 27101 to 2506 Gilmer Ave NE

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   479 ft

2. Turn left at the 2nd cross street onto N Chestnut St
   0.3 mi

3. Turn right onto 4th St E
   305 ft

4. Turn left at the 1st cross street onto Patterson Ave
   1.6 mi

5. Turn left onto NE 25th St
   0.1 mi

6. Turn right at the 1st cross street onto Gilmer Ave NE
   Destination will be on the left
   102 ft

2506 Gilmer Ave NE
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>792563</td>
<td>REPLACE DEFECTIVE SHEATHING - FRONT PORCH</td>
<td>COMPLIED V-10-197(G)(6)</td>
</tr>
<tr>
<td>792564</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - LEFT BEDROOM</td>
<td>MINOR V-10-197(G)(4)</td>
</tr>
<tr>
<td>792565</td>
<td>SECURE COMMODE TO FLOOR -</td>
<td>MINOR V-10-197(D)(4)</td>
</tr>
<tr>
<td>792559</td>
<td>PROVIDE HEATING FACILITY - NO HEAT</td>
<td>UNFIT V-10-197(E)(1)</td>
</tr>
<tr>
<td>792560</td>
<td>REPLACE BROKEN WINDOW PANES -</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>792561</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR -</td>
<td>UNFIT V-10-197(L)(1)</td>
</tr>
</tbody>
</table>
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _4/14/2014_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _4/15/2014_. The Hearing was held on _5/14/2014_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_.

2. The Finding and Order was issued on _5/29/2014_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _5/31/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _6/31/2014_. The dwelling was found vacated and closed on _7/1/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/1/2014_.

4. The notification letter was sent _1/12/2017_ 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 _2/14/2017_. 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 $4,565 Fair market value $37,539

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.
100 E 1st St, Winston-Salem, NC 27101 to 1700 Thurmond St

Drive 2.5 miles, 9 min

1. Head east on E 1st St toward N Church St
   9 s (138 ft)

2. Turn right at the 1st cross street onto S Church St
   0.2 mi

3. Turn right onto Cemetery St
   489 ft

4. Turn left onto S Liberty St
   25 s (407 ft)

5. Turn right onto Brookstown Ave
   3 min (0.6 mi)

Follow N Broad St to Thurmond St

6. Turn right onto N Broad St
   4 min (1.6 mi)

7. Keep right to stay on N Broad St
   0.6 mi

8. Continue onto Thurmond St
   0.2 mi
   Destination will be on the left
   0.8 mi

1700 Thurmond St, Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014010673</td>
<td>10/30/2014</td>
<td>1700 Thurmond Street</td>
</tr>
<tr>
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<td>1700 Thurmond Street</td>
</tr>
<tr>
<td>2014010673</td>
<td>1/18/2017</td>
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</tbody>
</table>
1700 Thurmond Street
CASE NO: 2014041516
NEIGHBORHOOD CONSERVATION OFFICER:
OLA BROWN - (336)734-1260

1412 THURMOND ST

VIOL NBR  VIOLATION DESCRIPTION

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORIGINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>799491</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>COMPLIED V-10-197(G)(3)</td>
</tr>
<tr>
<td>799492</td>
<td>REGLAZE WINDOWS</td>
<td>COMPLIED V-10-197(B)(4)</td>
</tr>
<tr>
<td>799496</td>
<td>REPAIR CRAWL SPACE DOOR - TO INCLUDE SURROUNDING FOUNDATION</td>
<td>COMPLIED V-10-197(G)(1)</td>
</tr>
<tr>
<td>799490</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>799494</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR</td>
<td>UNFIT V-10-197(L)(1)</td>
</tr>
</tbody>
</table>
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued ___5/9/2014___ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on ___5/13/2014__. The Hearing was held on ___6/9/2014___ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on ___6/17/2014___ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on ___6/23/2014___. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on ___7/23/2014___. The dwelling was found vacated and closed on ___9/17/2014___.

3. The dwelling became eligible for demolition under the six (6) month rule on ___2/17/2014___.

4. The notification letter was sent ___1/12/2017___ 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 ___2/14/2017___. 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) School system contacted staff on 1/23/2017 and inquired about possible purchase acquisition.

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 ___$414___ Fair market value ___$10,000___

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.
Google Maps

100 E 1st St, Winston-Salem, NC 27101 to
1412 Thurmond St, Winston-Salem, NC 27105

Drive 1.9 miles, 8 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   479 ft

2. Turn left at the 2nd cross street onto N Chestnut St
   0.4 mi

3. Turn left onto 5th St E
   0.3 mi

4. Turn right onto N Cherry St
   0.6 mi

5. Continue onto University Pkwy
   0.4 mi

6. Turn left onto W 14th St
   0.1 mi

7. Turn right onto Thurmond St
   177 ft

1412 Thurmond St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2014041516</td>
<td>4/24/2014</td>
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</table>

**IMAGE DESCRIPTION**

1412 Thurmond Street

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2014041516</td>
<td>10/30/2014</td>
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</table>

**IMAGE DESCRIPTION**

1412 Thurmond Street

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014041516</td>
<td>10/30/2014</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1412 Thurmond Street
<table>
<thead>
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<th>IMAGE DATE</th>
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<td>3/8/2016</td>
</tr>
<tr>
<td>2014041516</td>
<td>1/18/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1412 Thurmond Street

1412 Thurmond Street

1412 Thurmond Street
CASE SUMMARY - HOUSING FILE NO. 2015040586
PROPERTY ADDRESS 409 BACON ST
TAX BLOCK 2563 LOT(s) 018
WARD NORTH
PROPERTY OWNER(s) NETTIE A WILLIAMS, HEIRS
LIS PENDENS _15m1332_ FILED 9/23/2015

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _5/22/2015_ and service was obtained by certified mail x regular x post x hand delivery __, and publication x on _5/26/2015_. The Hearing was held on _6/22/2015_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes no __.

2. The Finding and Order was issued on _8/11/2015_ and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _8/20/2015_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _9/20/2015_. The dwelling was found vacated and closed on _11/23/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _4/23/2015_.

4. The notification letter was sent _1/12/2017_ 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 _2/14/2017_. 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 $1,099 Fair market value $13,235

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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>823716</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>MINOR V-10-197(B)(3)</td>
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<tr>
<td>823717</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>MINOR V-10-197(B)(3)</td>
</tr>
<tr>
<td>823718</td>
<td>REPAIR FOUNDATION VENTS</td>
<td>MINOR V-10-197(H)(6)(B)</td>
</tr>
<tr>
<td>823719</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
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<td>823720</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING - DISPLACED VINYL</td>
<td>MINOR V-10-197(G)(3)</td>
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<td>823723</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>MINOR V-10-197(G)(1)</td>
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<tr>
<td>823724</td>
<td>COMBINATION OF MINOR VIOLATIONS RENDERING THE STRUCTURE UNFIT FOR HUMAN HABITATION</td>
<td>UNFIT 10-193(A)</td>
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<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
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<td>2015040586</td>
<td>6/22/2016</td>
<td>409 Bacon Street</td>
</tr>
<tr>
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<td>6/22/2016</td>
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<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
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<tr>
<td>2015040586</td>
<td>6/22/2016</td>
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</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

409 Bacon Street

---

**CODE CASE NBR**

2015040586

**IMAGE DATE**

6/22/2016

**IMAGE DESCRIPTION**

409 Bacon Street

---

**CODE CASE NBR**

2015040586

**IMAGE DATE**

6/22/2016

**IMAGE DESCRIPTION**

409 Bacon Street
100 E 1st St, Winston-Salem, NC 27101 to 409 Bacon Street, Winston-Salem, NC

Drive 2.9 miles, 10 min

1. Head east on E 1st St toward N Church St
   33 s (479 ft)

2. Turn left at the 2nd cross street onto N Chestnut St
   2 min (0.4 mi)

Take N Cherry St and University Pkwy to Boneyard St

3. Turn left onto 5th St E
   0.3 mi

4. Turn right onto N Cherry St
   0.6 mi

5. Continue onto University Pkwy
   1.2 mi

6. Turn right onto 27th St NW
   0.3 mi

Continue on Boneyard St Drive to Bacon St

7. Turn right onto Boneyard St
   24 s (374 ft)

8. Turn right onto Bacon St
   Destination will be on the right
   200 ft

409 Bacon St
Winston-Salem, NC 27105

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

CASE SUMMARY - HOUSING FILE NO. 2015031268
PROPERTY ADDRESS 3805 QUEEN ANNE CR
TAX BLOCK 3647 LOT(s) 163
WARD NORTH
PROPERTY OWNER(s) SAMMY E & ETEDAL ELAASAR
LIS PENDENS __15m1499___ FILED __10/12/2015___

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued **5/27/2015** and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on **5/29/2015**. The Hearing was held on **6/26/2015** and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The **Finding and Order** was issued on **8/27/2015** and service was obtained by certified x regular x post x hand delivery __, and publication ___ on **8/29/2015**. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on **9/29/2015**. The dwelling was found vacated and closed on **9/28/2015**.

3. The dwelling became eligible for demolition under the six (6) month rule on **2/28/2015**.

4. The notification letter was sent **1/12/2017** 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 **2/14/2017**. 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 (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 **$1,115** _______ Fair market value **$42,434** _______

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.**
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>822877</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>822878</td>
<td>REGLAZE WINDOWS</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>822879</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>UNFIT V-10-197(G)(3)</td>
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<tr>
<td>822880</td>
<td>REPAIR LOCKSETS</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>822881</td>
<td>REPAIR FOUNDATION VENTS</td>
<td>UNFIT V-10-197(H)(6)(B)</td>
</tr>
</tbody>
</table>
CODE CASE NBR     IMAGE DATE
2015031268         2/23/2016

IMAGE DESCRIPTION
3805 Queen Anne Circle

CODE CASE NBR     IMAGE DATE
2015031268         2/23/2016

IMAGE DESCRIPTION
3805 Queen Anne Circle

CODE CASE NBR     IMAGE DATE
2015031268         1/30/2017

IMAGE DESCRIPTION
3805 Queen Anne Circle
CODE CASE NBR 2015031268 IMAGE DATE 1/30/2017

IMAGE DESCRIPTION
3805 Queen Anne Circle
100 E 1st St, Winston-Salem, NC 27101 to 3805 Queen Ann Cir

Drive 8.3 miles, 22 min

Take University Pkwy to Bethabara Rd

1. Head east on E 1st St toward N Church St
2. Turn left at the 2nd cross street onto N Chestnut St
3. Turn left onto 5th St E
4. Turn right onto N Cherry St
5. Continue onto University Pkwy
6. Use the left 2 lanes to turn slightly left to stay on University Pkwy
7. Turn left onto Bethabara Rd

Take Reynolda Rd to Winona St NW

8. Turn left onto Silas Creek Pkwy
9. Turn right onto Fairlawn Dr
10. Turn right onto Reynolda Rd

Take Hartford St and Edgeware Rd to Queen Ann Cir

11. Turn right onto Winona St NW
12. Turn left onto Hartford St
13. Turn right onto Edgeware Rd
14. Turn left onto Queen Ann Cir

Destination will be on the right

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013061917
PROPERTY ADDRESS 125 CHERRYVIEW LN
TAX BLOCK 6002 LOT(s) 035
WARD NORTH
PROPERTY OWNER(s) KEITH FLOWERS
LIS PENDENS _13m2296_FILED_10/22/2013_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _9/8/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _9/10/2015_. The Hearing was held on 9/28/2015 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on 10/22/2015 and service was obtained by certified x regular x post x hand delivery____, and publication ___ on __. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _12/1/2015_. The dwelling was found vacated and closed on _12/10/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _5/10/2015_.

4. The notification letter was sent _1/10/2017_ 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 _2/14/2017_. 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 (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 $3,241 ____ Fair market value $46,660 ___

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: 2013061917**

125 CHERYVIEW LN

**VIOL NBR VIOLATION DESCRIPTION STATUS/ORDINANCE**

<table>
<thead>
<tr>
<th>Violation</th>
<th>Description</th>
<th>Status/Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>775370</td>
<td>REPAIR SOFFIT AND/OR FACIA - AT FRONT CORNER AND BOTH REAR CORNERS (ALLOWS ENTRY OF BIRDS, SQUIRRELS, ETC.)</td>
<td>COMPLIED V-10-197(G)(6)</td>
</tr>
<tr>
<td>775360</td>
<td>REPAIR DEFECTIVE LIGHT FIXTURES - FAN TO LIGHT FIXTURE INOPERABLE</td>
<td>MINOR V-10-197(F)(1)</td>
</tr>
<tr>
<td>775365</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - PROVIDE COVER PLATE FOR BLANK JACK OUTLET AT DEN</td>
<td>MINOR V-10-197(F)(1)</td>
</tr>
<tr>
<td>775373</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS - TORN</td>
<td>MINOR V-10-197(B)(3)</td>
</tr>
<tr>
<td>775374</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - GUTTERS FILLED WITH DEBRIS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>775346</td>
<td>PROVIDE DOOR - AT CLOSET HOUSING FURNACE AT KITCHEN FOR PROPER CLOSURE</td>
<td>UNFIT V-10-197(A)(15)</td>
</tr>
<tr>
<td>775349</td>
<td>WEATHERSTRIP DOORS - FRONT (WHEN CLOSED, CAN SEE DAYLIGHT THROUGH OPENINGS AROUND DOOR)</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>775351</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS - UNDER SINK AND BEHIND COMMODE AT COMMON BATH; BEHIND DOOR AT BEDROOM #2.</td>
<td>UNFIT V-10-197(G)(4)</td>
</tr>
<tr>
<td>775354</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - REPAIR - NO CROWN MOLDING NOR OTHER METHOD USED TO CLOSE AND SECURE SEPARATIONS, THOUGHOUT DWELLING, WHERE WALLS MEET CEILINGS</td>
<td>UNFIT V-10-197(G)(4)</td>
</tr>
<tr>
<td>775357</td>
<td>REPAIR DOOR - 2ND BEDROOM CLOSET TO CLOSE; HOLES AT DOOR FRAME MOLDING AND/OR SHOE MOLDING AT SIDE EXTERIOR DOOR AND COMMON BATH (NOT INSTALLED OR CUT SHORT OF COMPLETE INSTALLATION.</td>
<td>UNFIT V-10-197(A)(15)</td>
</tr>
<tr>
<td>775359</td>
<td>OTHER - THERMOSTAT - CONTROL PANEL NOT REGISTERING TO SHUTOFF TEMP - A/C CONSTANTLY RUNNING</td>
<td>UNFIT V-10-197</td>
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<tr>
<td>775362</td>
<td>SECURE COMMODE TO FLOOR - BOTH BATHRMS - ELEVATED COMMODES WITH SIGNIFICANT SPACE BETWEEN FLOOR AND BASE OF COMMODE</td>
<td>UNFIT V-10-197(D)(4)</td>
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<tr>
<td>775363</td>
<td>REPAIR COMMODE - MASTER BEDROOM - (TANK REMOVED)- WORK IN PROGRESS</td>
<td></td>
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</table>
UNFIT V-10-197(D)(2)
775364 PROVIDE OPERABLE SMOKE DETECTOR - AT EACH BEDROOM AND AT HALLWAY OUTSIDE SLEEPING AREA
UNFIT V-10-197(L)(1)

UNFIT V-10-197(L)(1)
775366 REPLACE LOOSE WALL AND CEILING MATERIALS - WALL ABOVE FLOOR MOLDING IN BOTH BATHS (LOOSE MATERIALS AND HOLES)
UNFIT V-10-197(G)(4)

UNFIT V-10-197(G)(4)
775368 REPAIR HOLES IN WALLS AND CEILINGS - WORN CAULKING BETWEEN TILE AT COMMON BATHTUB WALL (ALLOWS WATER BEHIND TILE)
UNFIT V-10-197(G)(4)

UNFIT V-10-197(G)(4)
775369 REPAIR KITCHEN CABINETS - DEFECTIVE COUNTER TOP
UNFIT V-10-197(A)(16)

UNFIT V-10-197(A)(16)
775371 REPAIR DEFECTIVE LIGHT FIXTURES - AT CRAWL SPACE
UNFIT V-10-197(F)(1)

UNFIT V-10-197(F)(1)
775372 INSTALL CRAWL SPACE DOOR - INSTALL TO SECURE
UNFIT V-10-197(G)(1)
## CD-Plus Report - Code Case Images

<table>
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<td>6/25/2013</td>
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**IMAGE DESCRIPTION**
125 Cherryview Lane

<table>
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<tr>
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<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
<td>2013061917</td>
<td>10/31/2014</td>
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**IMAGE DESCRIPTION**
125 Cherryview Lane

<table>
<thead>
<tr>
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<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
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<td>10/31/2014</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**
125 Cherryview Lane
C-2.t. DRAFT

<table>
<thead>
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<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013061917</td>
<td>2/1/2016</td>
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**IMAGE DESCRIPTION**

125 Cherryview Lane

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<table>
<thead>
<tr>
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<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
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<td>2/1/2016</td>
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**IMAGE DESCRIPTION**

125 Cherryview Lane

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<table>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
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**IMAGE DESCRIPTION**

125 Cherryview Lane
125 Cherryview Lane

125 Cherryview Lane

125 Cherryview Lane
<table>
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<th>IMAGE DATE</th>
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<tr>
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**IMAGE DESCRIPTION**

125 Cherryview Lane

<table>
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<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013061917</td>
<td>1/30/2017</td>
</tr>
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</table>

**IMAGE DESCRIPTION**

125 Cherryview Lane

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>2013061917</td>
<td>1/30/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

125 Cherryview Lane
Continue to follow NC-8 N/US-52 N
Continue to follow NC-8 S
Destination will be on the right
2 min (0.5 mi)
138 ft
0.2 mi
230 ft
180 ft
0.2 mi

Drive 8.5 miles, 13 min

Google Maps

100 E 1st St, Winston-Salem, NC 27101 to 125 Cherryview Ln - Google Maps
1/10/2017
https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC+27101/125+Cherryview+Ln+...
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _9/30/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _10/1/2013_. The Hearing was held on _10/30/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on _11/12/2013_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _11/15/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _12/15/2013_. The dwelling was found vacated and closed on _6/5/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/5/2014_.

4. The notification letter was sent _1/10/2017_ 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 _2/14/2017_. 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 (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 _$1,815_ Fair market value _$12,432_

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.
CASE NO: 2013080611

435 W TWENTY-THIRD ST

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

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>780416</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS - HOLE BESIDE BATHROOM-IN WALL</td>
<td>UNFIT V-10-197(G)(4)</td>
</tr>
<tr>
<td>780418</td>
<td>REPAIR DEFECTIVE FLOORING - BATHROOM FLOOR ROTTED OUT/SOFT FLOORING INSIDE FRONT DOOR</td>
<td>UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>780393</td>
<td>MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION - FLOORS COVERED IN TRASH/ CLOTHING EVERYWHERE/BATHROOM/STRONG ODOR COMING FROM HOME</td>
<td>UNFIT V-10-197(H)(4)</td>
</tr>
<tr>
<td>780394</td>
<td>REPAIR LOCKSETS - DOOR KNOBS LOOSE</td>
<td>UNFIT V-10-197(B)(4)</td>
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</table>
435 23rd Street
CODE CASE NBR: 2013080611
IMAGE DATE: 4/12/2016

IMAGE DESCRIPTION:
435 23rd Street Board up - After

---

CODE CASE NBR: 2013080611
IMAGE DATE: 4/12/2016

IMAGE DESCRIPTION:
435 23rd Street Boardup - After

---

CODE CASE NBR: 2013080611
IMAGE DATE: 4/12/2016

IMAGE DESCRIPTION:
435 23rd Street - Boardup - After
CODE CASE NBR: 2013080611
IMAGE DATE: 4/12/2016

IMAGE DESCRIPTION:
435 23rd Street Board up - Before

---------------------

CODE CASE NBR: 2013080611
IMAGE DATE: 1/30/2017

IMAGE DESCRIPTION:
435 23rd Street

---------------------

CODE CASE NBR: 2013080611
IMAGE DATE: 1/30/2017

IMAGE DESCRIPTION:
435 23rd Street
CODE CASE NBR  IMAGE DATE
2013080611  1/30/2017

IMAGE DESCRIPTION
435 23rd Street

CODE CASE NBR  IMAGE DATE
2013080611  1/30/2017

IMAGE DESCRIPTION
435 23rd Street

CODE CASE NBR  IMAGE DATE
2013080611  1/30/2017

IMAGE DESCRIPTION
435 23rd Street
CODE CASE NBR  IMAGE DATE
2013080611   1/30/2017

IMAGE DESCRIPTION
435 23rd Street
Continue to follow Northwest Blvd
Destination will be on the right
33 s (479 ft)
2 min (0.3 mi)
5 min (1.2 mi)
305 ft
0.8 mi
0.3 mi
1 min (0.4 mi)
39 s (0.2 mi)
58 s (0.2 mi)
0.2 mi
482 ft

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2015120378
PROPERTY ADDRESS 1130 W ELEVENTH ST
TAX BLOCK 0909 LOT(s) 026A
WARD NORTH
PROPERTY OWNER(s) MARY H GARRETT
LIS PENDENS _16m585 _FILED_4/6/2016_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/27/2016_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _2/17/2016_. The Hearing was held on _2/26/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on _3/8/2016_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _3/11/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _4/11/2016_. The dwelling was found vacated and closed on _4/14/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _9/14/2016_.

4. The notification letter was sent _1/9/2017_ 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 _2/14/2017_. 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 (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 $5,779________ Fair market value $60,638____
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:** 2015120378

**1130 W ELEVENTH ST**

**NEIGHBORHOOD CONSERVATION OFFICER:**

OLA BROWN - (336)734-1260

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>843006</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - MINOR</td>
<td>V-10-197(G)(6)</td>
</tr>
<tr>
<td>843005</td>
<td>REPLACE BROKEN WINDOW PANES - SIDE DOOR</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>843007</td>
<td>REPAIR FOUNDATION - REAR PORCH</td>
<td>UNFIT V-10-197(G)(1)</td>
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<tr>
<td>843008</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING - CRACKS BETWEEN BRICK AT REAR EXTERIOR WALL</td>
<td>UNFIT V-10-197(G)(3)</td>
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<tr>
<td>843009</td>
<td>PROVIDE DOOR - UTILITY ROOM ATTACHMENT AT DRIVEWAY AREA</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
<td>843010</td>
<td>REPAIR LOCKSETS - REAR PATIO DOOR; UTILITY ROOM ATTACHMENT; REAR BASEMENT DOOR</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>843011</td>
<td>PROVIDE SAFE HANDRAILS TO SERVE EXITS - TO BASEMENT</td>
<td>UNFIT V-10-197(C)(2)</td>
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<td>843012</td>
<td>REPAIR DOOR - AT BASEMENT</td>
<td>UNFIT V-10-197(A)(15)</td>
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<td>843013</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS -</td>
<td>UNFIT V-10-197(G)(4)</td>
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<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
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<td>2015120378</td>
<td>2/2/2016</td>
<td>1130 W. 11th Street</td>
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<td>2015120378</td>
<td>1/31/2017</td>
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<td>1130 W. 11th Street</td>
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</table>
CODE CASE NBR  IMAGE DATE
2015120378   1/31/2017

IMAGE DESCRIPTION
1130 W. 11th Street

CODE CASE NBR  IMAGE DATE
2015120378   1/31/2017

IMAGE DESCRIPTION
1130 W. 11th Street

CODE CASE NBR  IMAGE DATE
2015120378   1/31/2017

IMAGE DESCRIPTION
1130 W. 11th Street
<table>
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</tr>
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<tbody>
<tr>
<td>2015120378</td>
<td>1/31/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

1130 W. 11th Street
100 East 1st Street
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   - 9 s (138 ft)

Continue on S Church St to S Liberty St

2. Turn right at the 1st cross street onto S Church St
   - 1 min (0.3 mi)
3. Turn right onto Cemetery St
   - 0.2 mi

4. Turn left onto S Liberty St
   - 489 ft

5. Turn right onto Brookstown Ave
   - 26 s (407 ft)

Continue on N Broad St to W 12th St

6. Turn right onto N Broad St
   - 3 min (0.6 mi)
7. Keep right to stay on N Broad St
   - 0.6 mi

8. Continue onto Thurmond St
   - 0.2 mi

Continue on W 12th St. Drive to W 11th St

9. Turn right onto W 12th St
   - 0.3 mi

10. Turn right onto W 11th St
    - 32 s (367 ft)

   Destination will be on the right

1130 West 11th Street
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011031308
PROPERTY ADDRESS 717 W TWENTY-FIFTH ST
TAX BLOCK 1454 LOT(s) 155
WARD NORTH
PROPERTY OWNER(s) WILMA HAMPTON BROWN, HEIRS
LIS PENDENS __12M82____ FILED __01/17/2012__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/18/2011_ and service was obtained by certified mail x regular x post x hand delivery __, and publication _x_ on _10/27/2011_. The Hearing was held on _11/17/2011_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes _x_ no __.

2. The Finding and Order was issued on _12/2/2011_ and service was obtained by certified x regular x post x hand delivery __, and publication _x_ on _12/29/2011_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _01/29/2012_. The dwelling was found vacated and closed on _03/05/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _09/05/2012_.

4. The notification letter was sent _01/18/2017_ 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 _02/14/2017_. 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 _x_ no __.

COMMENTS (if any) Ms. Brown one of the heirs plan to attend meeting. She is having trouble contacting other heirs to the property.

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 $684.00 Fair market value $16,217.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2011031308
717 W TWENTY-FIFTH ST

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<th>STATUS/ORDINANCE</th>
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<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>857498</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
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<tr>
<td>700830</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>700831</td>
<td>REPLACE DEFECTIVE RAFTERS</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>700832</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>700833</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>700834</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>700835</td>
<td>REPAIR OR REPLACE FRONT PORCH CEILING</td>
<td>UNFIT V-10-197(G)(7)</td>
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</tbody>
</table>
C-2.w.  DRAFT

CODE CASE NBR: 2011031308
IMAGE DATE: 1/27/2017

IMAGE DESCRIPTION

717 W. 25th Street
Drive 2.5 miles, 10 min

100 E 1st St, Winston-Salem, NC to 717 25th St NW, Winston-Salem, NC 27105

1. Head east on E 1st St toward N Church St

2. Turn left at the 2nd cross street onto N Chestnut St

3. Turn left onto 5th St E

4. Turn right onto N Cherry St

5. Continue onto University Pkwy

6. Turn left onto 25th St NW

Destination will be on the right

100 E 1st St, Winston-Salem, NC to 717 25th St NW, Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013100234
PROPERTY ADDRESS 5606 MURRAY RD
TAX BLOCK 4982 LOT(s) 003
WARD NORTH
PROPERTY OWNER(s) RANDALL J SCHMID CYNTHIA SCHMID
LIS PENDENS _14M907__ FILED__06/09/2014_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/28/2013__ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _11/07/2013_. The Hearing was held on _11/27/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes_x__ no____.

2. The Finding and Order was issued on _1/22/2014_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _02/01/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _03/01/2014_. The dwelling was found vacated and closed on _09/12/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _02/12/2015_.

4. The notification letter was sent _01/18/2017_ 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 _02/14/2017_. 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 $3,066.00  Fair market value $77,100.00
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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
## CODE DEFICIENCIES - EXHIBIT A

**CASE NO:** 2013100234

**NEIGHBORHOOD CONSERVATION OFFICER:**

**JESSICA WILSON** - (336)734-1263

**5606 MURRAY RD**

<table>
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<td>COMPLIED V-10-197(G)(6)</td>
</tr>
<tr>
<td>786128</td>
<td>REPAIR PIERS - AT REAR ENCLOSED PORCH/SUNROOM</td>
<td>COMPLIED V-10-197(G)(1)</td>
</tr>
<tr>
<td>786124</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS -</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>786129</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING -</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>786121</td>
<td>REPAIR DOOR - REINSTALL DOOR FRAMING AT FRONT ENTRANCE</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
<td>786122</td>
<td>REPLACE BROKEN WINDOW PANES -</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>786126</td>
<td>REPAIR OR REPLACE REAR PORCH FLOOR - INSULATION AND SUBFLOORING DISLOCATED AT REAR ENCLOSED PORCH/SUNROOM</td>
<td>UNFIT V-10-197(G)(7)</td>
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### CD-Plus Report - Code Case Images

<table>
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<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
<td>2013100234</td>
<td>2/24/2014</td>
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</table>

**IMAGE DESCRIPTION**

5606 Murrary Road
C-2.x. DRAFT

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013100234</td>
<td>1/21/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

5606 Murrar Road
Get on I-40BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   - 2 min (0.5 mi)
   - 121 ft

2. Turn right at the 1st cross street onto S Church St
   - 0.2 mi
   - 230 ft

3. Turn right onto Cemetery St
   - 0.2 mi
   - 180 ft

4. Turn right at the 1st cross street onto S Main St
   - 0.2 mi

5. Use the right lane to take the ramp onto I-40BUS E/US-158 E/US-421 S
   - 0.2 mi

Follow US-52 N to Rural Hall. Take exit 118 from US-52 N

   - 11 min (10.2 mi)
   - 0.4 mi

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 118 toward Rural Hall/Bethania/NC-65
   - 9.6 mi
   - 0.2 mi

Follow Bethania-Rural Hall Rd to Murray Rd in Winston-Salem

9. Slight left toward Bethania-Rural Hall Rd
   - 3 min (1.5 mi)
   - 108 ft

10. Turn left onto Bethania-Rural Hall Rd
    - 0.5 mi

11. At the traffic circle, continue straight to stay on Bethania-Rural Hall Rd
    - 0.5 mi

12. Turn left onto Murray Rd
    - Destination will be on the left
    - 0.4 mi
5606 Murray Rd
Winston-Salem, NC 27106

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011090513
PROPERTY ADDRESS 4032 SHAMEL ST
TAX BLOCK 2026 LOT(s) 058
WARD NORTH
PROPERTY OWNER(s) PHYLISS A DAVIS JACQUELINE A MILLS
LIS PENDENS 15M502 FILED 04/08/2015

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _01/22/2015_ and service was obtained by certified mail x regular x post x hand delivery___, and publication___ on _02/01/2015_. The Hearing was held on _2/23/2015_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___.

2. The Finding and Order was issued on _3/3/2015_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _03/13/2015_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _04/13/2015_. The dwelling was found vacated and closed on _06/09/15_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/09/15_.

4. The notification letter was sent _01/13/2017___ 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 _02/14/2017_. 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 $2,959.00 Fair market value $15,644.00
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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
**CODE DEFICIENCIES - EXHIBIT A**

**CASE NO:** 2011090513  
**NEIGHBORHOOD CONSERVATION OFFICER:**  
**OLA BROWN - (336)734-1260**

**4032 SHAMEL ST**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>718808</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - WHERE PAINT IS PEELING/BEAR WOOD EXPOSED</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>718811</td>
<td>REPAIR FOUNDATION - RIGHT SIDE ROCKS LOOSE</td>
<td>MINOR V-10-197(G)(1)</td>
</tr>
<tr>
<td>718809</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR - BOARDS COMING UP</td>
<td>UNFIT V-10-197(G)(7)</td>
</tr>
<tr>
<td>718810</td>
<td>REPAIR OR REPLACE STEPS AT FRONT - ROTTED STEP AT FIRST SET OF STEPS</td>
<td>UNFIT V-10-197(G)(8)</td>
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<tr>
<td>718812</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
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4032 Shamel Street
CODE CASE NBR: 2011090513
DATE: 1/27/2017

IMAGE DESCRIPTION:
4032 Shamel Street
100 E 1st St, Winston-Salem, NC to 4032 Shamel St, Winston-Salem, NC 27105

Drive 5.9 miles, 10 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N


7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 112 for Akron Dr

Continue on Akron Dr. Take Indiana Ave to Shamel St

9. Use the left 2 lanes to turn left onto Akron Dr

10. Turn right onto Indiana Ave

11. Turn right onto Aispaugh Dr

12. Turn right onto Shamel St

Destination will be on the left

100 E 1st St, Winston-Salem, NC to 4032 Shamel St, Winston-Salem, NC 27105

Google Maps

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N


7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 112 for Akron Dr

Continue on Akron Dr. Take Indiana Ave to Shamel St

9. Use the left 2 lanes to turn left onto Akron Dr

10. Turn right onto Indiana Ave

11. Turn right onto Aispaugh Dr

12. Turn right onto Shamel St

Destination will be on the left

100 E 1st St, Winston-Salem, NC to 4032 Shamel St, Winston-Salem, NC 27105

Drive 5.9 miles, 10 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N


7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 112 for Akron Dr

Continue on Akron Dr. Take Indiana Ave to Shamel St

9. Use the left 2 lanes to turn left onto Akron Dr

10. Turn right onto Indiana Ave

11. Turn right onto Aispaugh Dr

12. Turn right onto Shamel St

Destination will be on the left
4032 Shamel St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013031193
PROPERTY ADDRESS  5012 LONGBROOK CR
TAX BLOCK  3286 LOT(s)  003
WARD NORTHEAST
PROPERTY OWNER(s)  BARBARA NICHOLS DULA
LIS PENDENS  _13m1552_______FILED 7/3/2013__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _5/1/2013__ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _5/9/2013_. The Hearing was held on 5/31/2013 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes ___ no ___.

2. The Finding and Order was issued on 6/7/2013 and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _6/17/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 7/17/2013. The dwelling was found vacated and closed on _9/6/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _2/6/2014_.

4. The notification letter was sent _1/12/2017_ 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 _2/14/2017_. 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 (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 _$2,846__ Fair market value _$14,277__

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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>764361</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>764362</td>
<td>REGLAZE WINDOWS</td>
<td>UNFIT V-10-197(B)(4)</td>
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CD-Plus Report - Code Case Images

<table>
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</thead>
<tbody>
<tr>
<td>2013031193</td>
<td>1/18/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

5012 Longbrook Circle

---

**IMAGE DATE**

1/18/2017

**IMAGE DESCRIPTION**

5012 Longbrook Circle

---

**IMAGE DATE**

1/18/2017

**IMAGE DESCRIPTION**

5012 Longbrook Circle
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
<td>2013031193</td>
<td>1/18/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

5012 Longbrook Circle
5012 Longbrook Circle

5012 Longbrook Circle

5012 Longbrook Circle
C-2.z.  DRAFT

CODE CASE NBR  IMAGE DATE
2013031193  1/18/2017

IMAGE DESCRIPTION
5012 Longbrook Circle

CD-Plus for Windows 98/2000/XP
Printed on 1/27/2017 1:20:07 PM
Page 4
WINSTON SALEM
100 E 1st St, Winston-Salem, NC 27101 to 5012 Longbrook Cir

Drive 4.4 miles, 11 min

1. Head east on E 1st St toward N Church St
   - 32 s (466 ft)

Take E 3rd St to N Martin Luther King Jr Dr

2. Turn left at the 2nd cross street onto N Chestnut St
   - 3 min (1.0 mi)

3. Turn right onto E 3rd St
   - 0.2 mi

4. At the traffic circle, take the 2nd exit onto 3rd St E
   - 0.5 mi

Take New Walkertown Rd to Longbrook Cir

5. Turn left onto N Martin Luther King Jr Dr
   - 7 min (3.3 mi)

6. Turn right onto New Walkertown Rd
   - 0.2 mi

7. Turn left onto Carver School Rd
   - 2.1 mi

8. Turn right onto Longbrook Cir
   - 13 s (387 ft)

Destination will be on the right

5012 Longbrook Cir
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING
CODE

CASE SUMMARY - HOUSING FILE NO. 201310216
PROPERTY ADDRESS 1416 E TWENTY-FIFTH ST
TAX BLOCK 0432 LOT(s) 104
WARD NORTHEAST
PROPERTY OWNER(s) JEANNE C PHILLIPS & KAMAL PATTERSON
LIS PENDENS __14m460___ FILED __4/2/2014____________

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/2/2014_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on __1/18/2014__. The Hearing was held on 2/3/2014 and the owner/agent appeared  and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on 2/19/2014 and service was obtained by certified x regular x post x hand delivery____, and publication ___ on __2/22/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on __3/22/2014___. The dwelling was found vacated and closed on __3/22/2014__.

3. The dwelling became eligible for demolition under the six (6) month rule on __8/22/2014__.

4. The notification letter was sent _1/17/2017_ 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 __2/14/2017__. 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_x___ no___.

COMMENTS (if any) At the request of the owner a VDA and copy of Rehabilitation Contractors was mailed on 1/26/2017.

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 __$3,955___ Fair market value __22,157___

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: 2013110216

1416 E TWENTY-FIFTH ST

**VIOL NBR** | **VIOLATION DESCRIPTION** | **STATUS/ORDINANCE**
---|---|---
788459 | PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING | MINOR V-10-197(G)(3)
788456 | REPAIR OR REPLACE FRONT PORCH CEILING | UNFIT V-10-197(G)(7)
788457 | REPAIR OR REPLACE SCREENS ON WINDOWS | UNFIT V-10-197(B)(3)
788458 | REPAIR OR REPLACE SCREENS ON DOORS | UNFIT V-10-197(B)(3)
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<th>IMAGE DATE</th>
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</thead>
<tbody>
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<td>11/18/2013</td>
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</table>

**IMAGE DESCRIPTION**

1416 E. 25th Street

<table>
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<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2013110216</td>
<td>11/18/2013</td>
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**IMAGE DESCRIPTION**

1416 E. 25th Street

<table>
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<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
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<td>1/18/2017</td>
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</table>

**IMAGE DESCRIPTION**

1416 E. 25th Street
C-2.aa. DRAFT

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
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<td>1/18/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

1416 E. 25th Street
C-2.aa.      DRAFT

1416 E. 25th Street

1416 E. 25th Street

1416 E. 25th Street
C-2.a

CODE CASE NBR  IMAGE DATE
2013110216  1/18/2017

IMAGE DESCRIPTION
1416 E. 25th Street

CODE CASE NBR  IMAGE DATE
2013110216  1/18/2017

IMAGE DESCRIPTION
1416 E. 25th Street

CODE CASE NBR  IMAGE DATE
2013110216  1/18/2017

IMAGE DESCRIPTION
1416 E. 25th Street
Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to N Cleveland Ave. Take exit 111A from NC-8 N/US-52 N

7. Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   - Continue to follow NC-8 N/US-52 N
8. Take exit 111A toward 28th St
9. Turn right onto N Cleveland Ave
10. Turn left at the 1st cross street onto NE 25th St

Drive to NE 25th St

- Continue to follow NC-8 N/US-52 N
- Destination will be on the right

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013042443
PROPERTY ADDRESS 429 E FIFTEENTH ST
TAX BLOCK 0231 LOT(s) 115
WARD NORTHEAST
PROPERTY OWNER(s) FORSYTH INVESTMENT PROP INC
LIS PENDENS _13m1971_ FILED 9/11/2013_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _5/15/2013_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _5/20/2013_. The Hearing was held on 6/14/2013 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on 7/8/2013 and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _7/16/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _8/16/2013_. The dwelling was found vacated and closed on _12/6/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _5/6/2013_.

4. The notification letter was sent _1/10/2017___ 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 _2/14/2017_. 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 (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 $3,263___ Fair market value $22,077 ____
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: 2013042443

429 E FIFTEENTH ST

<table>
<thead>
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<th>VIOL NBR</th>
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<tr>
<td>767587</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>767588</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING - MINOR V-10-197(G)(3)</td>
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<tr>
<td>767589</td>
<td>REPAIR OR REPLACE ROOF COVERING - MINOR V-10-197(G)(6)</td>
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<tr>
<td>767583</td>
<td>REPLACE BROKEN WINDOW PANES - UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>767584</td>
<td>REPAIR OR REPLACE FRONT PORCH RAILINGS - UNFIT V-10-197(G)(7)</td>
</tr>
<tr>
<td>767585</td>
<td>REPAIR OR REPLACE STEPS AT REAR - UNFIT V-10-197(G)(8)</td>
</tr>
<tr>
<td>767586</td>
<td>INSTALL HANDRAIL AT REAR STEPS - UNFIT V-10-197(G)(8)</td>
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CD-Plus Report - Code Case Images

<table>
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**IMAGE DESCRIPTION**

429 Fifteenth Street

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<table>
<thead>
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<tbody>
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**IMAGE DESCRIPTION**

429 Fifteenth Street

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<table>
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**IMAGE DESCRIPTION**

429 Fifteenth Street

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<table>
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<tbody>
<tr>
<td>2013042443</td>
<td>1/24/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

429 Fifteenth Street
IMAGE DESCRIPTION
429 Fifteenth Street
100 E 1st St, Winston-Salem, NC 27101 to 429 E 15th St, Winston-Salem, NC 27105

Drive 1.6 miles, 7 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   - 479 ft

2. Turn left at the 2nd cross street onto N Chestnut St
   - 0.3 mi

3. Turn right onto 4th St E
   - 305 ft

4. Turn left at the 1st cross street onto Patterson Ave
   - 1.0 mi

5. Turn right onto E 15th St
   - Destination will be on the left
   - 0.1 mi

429 E 15th St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013042313
PROPERTY ADDRESS 314 E TWENTY-SEVENTH ST
TAX BLOCK 1162 LOT(s) 009
WARD NORTHEAST
PROPERTY OWNER(s) 123 MILL POND LLC
LIS PENDENS _13m2321_ FILED 10/22/2013

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _5/20/2013_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _5/30/2013_. The Hearing was held on _6/19/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on _7/9/2013_ and service was obtained by certified x regular x post x hand delivery ___, and publication ___ on _7/12/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _8/12/2013_. The dwelling was found vacated and closed on _11/25/2013___.

3. The dwelling became eligible for demolition under the six (6) month rule on _4/25/2014_.

4. The notification letter was sent _1/10/2017_ 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 _2/14/2017_. 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 (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 $1,713________ Fair market value $29,697____
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.
CASE NO: 2013042313

314 E TWENTY-SEVENTH ST

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>767415</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>767416</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING - MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>767409</td>
<td>PROVIDE DOOR - BASEMENT UNFIT V-10-197(A)(15)</td>
</tr>
<tr>
<td>767410</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS - UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>767412</td>
<td>REPAIR CHIMNEY - UNFIT V-10-197(E)(5)</td>
</tr>
<tr>
<td>767413</td>
<td>REPLACE DEFECTIVE SHEATHING - UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>767414</td>
<td>REPAIR OR REPLACE ROOF COVERING - UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>767417</td>
<td>REPAIR DEFECTIVE LIGHT FIXTURES - EXT. UNFIT V-10-197(F)(1)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------</td>
</tr>
<tr>
<td>2013042313</td>
<td>4/24/2013</td>
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**IMAGE DESCRIPTION**

314 27th Street

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2013042313</td>
<td>1/24/2017</td>
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**IMAGE DESCRIPTION**

314 27th Street

<table>
<thead>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013042313</td>
<td>1/24/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

314 27th Street
C-2.ac.  DRAFT

CODE CASE NBR  IMAGE DATE
2013042313  1/24/2017

IMAGE DESCRIPTION
314 27th Street
100 E 1st St, Winston-Salem, NC 27101 to 314 27th St NE, Winston-Salem, NC 27105

Drive 2.2 miles, 9 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St 479 ft
2. Turn left at the 2nd cross street onto N Chestnut St 0.3 mi
3. Turn right onto 4th St E 305 ft
4. Turn left at the 1st cross street onto Patterson Ave 1.7 mi
5. Turn right onto 27th St NE 220 ft

314 27th St NE
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _6/21/2013_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _6/31/2013_. The Hearing was held on 7/22/2013 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on _8/30/2013_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _9/9/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _10/9/2013_. The dwelling was found vacated and closed on _9/30/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _3/1/2014_.

4. The notification letter was sent _1/10/2017_ 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 _2/14/2017_. 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 (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 $518__________ Fair market value $29,491_____

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:** 2013060068  
**NEIGHBORHOOD CONSERVATION OFFICER:**  
**KELLY SPEAKS - (336)734-1273**

**532 EFIRD ST**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>772962</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>COMPLIED V-10-197(B)(3)</td>
</tr>
<tr>
<td>772960</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>772959</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
</tr>
<tr>
<td>772961</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>772964</td>
<td>REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE</td>
<td>UNFIT V-4-89(4)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td></td>
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</tr>
<tr>
<td>2013060068</td>
<td>1/14/2017</td>
<td></td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

532 Efird Street
C-2.ad. DRAFT

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013060068</td>
<td>1/14/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

532 Efird Street
Continue to follow NC-8 N/US-52 N
Destination will be on the left
2 min (0.5 mi)
138 ft
0.2 mi
230 ft
180 ft
0.2 mi

Drive 4.8 miles, 8 min

100 E 1st St, Winston-Salem, NC 27101 to 532 Efird Street, Winston-Salem, NC 27105

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   2 min (0.5 mi)
   138 ft

2. Turn right at the 1st cross street onto S Church St
   0.2 mi

3. Turn right onto Cemetery St
   230 ft

4. Turn right at the 1st cross street onto S Main St
   180 ft

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   0.2 mi

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N

   5 min (3.9 mi)
   0.4 mi

7. Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   Continue to follow NC-8 N/US-52 N
   3.3 mi

8. Take exit 112 for Akron Dr
   0.2 mi

Continue on Akron Dr. Take Ogburn Ave to Efird St

9. Turn right onto Akron Dr
   2 min (0.4 mi)
   0.2 mi

10. Turn left onto Ogburn Ave
    0.2 mi

11. Turn left onto Efird St
    Destination will be on the left
    344 ft

532 Efird St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC+27101/532+Efird...  1/10/2017
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013040280
PROPERTY ADDRESS 4138 MINERAL AV
TAX BLOCK 1508 LOT(s) 291B
WARD NORTHEAST
PROPERTY OWNER(s) WHITLEY INVESTMENTS LLC
LIS PENDENS _13m1777_ FILED 8/2/2013

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _6/17/2013_ and service was obtained by certified mail x regular x post x hand delivery __, and publication ___ on _6/20/2013_. The Hearing was held on _7/17/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on _7/30/2013_ and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _8/12/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _9/12/2013_. The dwelling was found vacated and closed on _11/27/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _4/27/2014_.

4. The notification letter was sent _1/9/2017_ 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 _______________. 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 (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 $1,403 ________ Fair market value $15,000 ________

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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>764862</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>764863</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>764861</td>
<td>REPAIR DEFECTIVE LIGHT FIXTURES</td>
<td>UNFIT V-10-197(F)(1)</td>
</tr>
<tr>
<td>764864</td>
<td>REPAIR FOUNDATION</td>
<td>UNFIT V-10-197(G)(1)</td>
</tr>
<tr>
<td>764865</td>
<td>INSTALL HANDRAIL AT FRONT STEPS</td>
<td>UNFIT V-10-197(G)(8)</td>
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</tbody>
</table>
# CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013040280</td>
<td>1/14/2017</td>
<td>4138 Mineral Avenue</td>
</tr>
</tbody>
</table>

- C-2.ae.      DRAFT

WINSTON SALEM
CD-Plus for Windows 98/2000/XP

Printed on 1/25/2017 5:20:29 PM
C-2.ae.  DRAFT

CODE CASE NBR  IMAGE DATE
2013040280  1/14/2017

IMAGE DESCRIPTION
4138 Mineral Avenue
Continue to follow NC-8 N/US-52 N
2 min (0.5 mi)
138 ft
0.2 mi
230 ft
180 ft
0.2 mi
5 min (3.9 mi)
0.4 mi
3.3 mi
0.2 mi

Drive 5.1 miles, 10 min
100 E 1st St, Winston-Salem, NC 27101 to 4138 Mineral Ave, Winston-Salem, NC 27105

TakeNC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N
5 min (3.9 mi)
0.4 mi

Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
7. Continue to follow NC-8 N/US-52 N
3.3 mi

8. Take exit 112 for Akron Dr
0.2 mi

Drive to Mineral Ave
9. Turn right onto Akron Dr
3 min (0.7 mi)
0.2 mi
10. Turn left onto Ogburn Ave
443 ft
0.2 mi
11. Turn left onto Peden St
443 ft
0.1 mi
12. Turn right onto Mineral Ave
0.3 mi

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2012120958
PROPERTY ADDRESS 1817 N DUNLEITH AV
TAX BLOCK 1240 LOT(s) 101
WARD NORTHEAST
PROPERTY OWNER(s) BRIAN S TAYLOR & LEVADA G TAYLOR
LIS PENDENS _13m525_ FILED 3/22/2013

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/23/2013_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _2/2/2013_. The Hearing was held on _2/22/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_.

2. The Finding and Order was issued on _3/5/2013_ and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _3/7/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _4/7/2013_. The dwelling was found vacated and closed on _5/20/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _9/20/2013_.

4. The notification letter was sent _1/9/2017_ 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 _2/14/2017_. 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 $2,052 _______ Fair market value $19,362 _______

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: 2012120958
1817 N DUNLEITH AV

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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>756889</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>756890</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>756888</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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CD-Plus Report - Code Case Images

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</thead>
<tbody>
<tr>
<td>2012120958</td>
<td>1/20/2016</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1817 N. Dunleith Avenue
Continue to follow NC-8 N/US-52 N
Destination will be on the left
2 min (0.5 mi)
138 ft
0.2 mi
230 ft
180 ft
0.2 mi

Take NC-8 N/US-52 N to N Cleveland Ave. Take exit 111A from NC-8 N/US-52 N

3 min (0.6 mi)
0.4 mi

7. Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
Continue to follow NC-8 N/US-52 N
2.2 mi

8. Take exit 111A toward 28th St
0.1 mi

Continue on N Cleveland Ave. Drive to N Dunleith Ave

9. Turn right onto N Cleveland Ave
3 min (0.6 mi)
0.4 mi

10. Turn left onto Bethlehem Ln
0.2 mi

11. Turn right onto N Dunleith Ave
Destination will be on the left
236 ft

1817 North Dunleith Avenue
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012121310
PROPERTY ADDRESS 1419 E TWENTY-THIRD ST
TAX BLOCK 0428 LOT(s) 042
WARD NORTHEAST
PROPERTY OWNER(s) RAFAEL SAEZ & HAROLD CARRIER
LIS PENDENS _13m531_FILED_3/22/2013_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/28/2013_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _3/7/2013_. The Hearing was held on _2/27/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on _3/5/2013_ and service was obtained by certified x regular x post x hand delivery __, and publication on _3/7/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _4/7/2013_. The dwelling was found vacated and closed on _7/29/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/29/2014_.

4. The notification letter was sent _1/9/2017_ 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 _2/14/2017_. 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 (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 $2,783 ________ Fair market value $26,469 ________

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.
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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>757458</td>
<td>REPAIR FURNACE - NO HEAT</td>
<td>UNFIT V-10-197(E)(2)</td>
</tr>
<tr>
<td>757459</td>
<td>REPAIR KITCHEN CABINETS - FRONT OF CABINETS LOOSE</td>
<td>UNFIT V-10-197(A)(16)</td>
</tr>
<tr>
<td>757460</td>
<td>WEATHERSTRIP DOORS</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>757461</td>
<td>REPAIR DOOR - BACK SCREEN DOOR</td>
<td>UNFIT V-10-197(A)(15)</td>
</tr>
<tr>
<td>757462</td>
<td>REPAIR LAVATORY AND/OR FIXTURES - REPAIR OR REPLACE SINK STOPPER, WILL NOT STAY OPEN</td>
<td>UNFIT V-10-197(D)(10)</td>
</tr>
<tr>
<td>757464</td>
<td>REPAIR TUB FIXTURES - SHOWER HEAD AND WATER AT SPOUT RUN TOGETHER CAN NOT SEPERATE</td>
<td>UNFIT V-10-197(D)(10)</td>
</tr>
<tr>
<td>757465</td>
<td>REPLACE BROKEN WINDOW PANES - FRONT WINDOW</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>757467</td>
<td>REPAIR CRAWL SPACE DOOR - BROKEN OFF HING, NOT SEALING</td>
<td>UNFIT V-10-197(G)(1)</td>
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### CD-Plus Report - Code Case Images

<table>
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<tbody>
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<td>1/20/2016</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

1419 E. 23rd Street

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2012121310</td>
<td>1/18/2017</td>
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</table>

**IMAGE DESCRIPTION**

1419 E. 23rd Street

<table>
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<tr>
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<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2012121310</td>
<td>1/18/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1419 E. 23rd Street
Continue to follow NC-8 N/US-52 N
Destination will be on the left
2 min (0.5 mi)
138 ft
0.2 mi
230 ft
180 ft
0.2 mi

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   2 min (0.5 mi)
   138 ft

2. Turn right at the 1st cross street onto S Church St
   0.2 mi

3. Turn right onto Cemetery St
   230 ft

4. Turn right at the 1st cross street onto S Main St
   180 ft

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   0.2 mi

Take NC-8 N/US-52 N to N Cleveland Ave. Take exit 111A from NC-8 N/US-52 N

   3 min (2.8 mi)
   0.4 mi

7. Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   Continue to follow NC-8 N/US-52 N
   2.2 mi

8. Take exit 111A toward 28th St
   0.1 mi

Continue on N Cleveland Ave. Drive to 23rd St NE

9. Turn right onto N Cleveland Ave
   1 min (0.4 mi)
   0.2 mi

10. Turn left at the 3rd cross street onto 23rd St NE
    Destination will be on the left
    0.2 mi

1419 23rd St NE
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015050762
PROPERTY ADDRESS 4010 ROSA ST
TAX BLOCK 2938 LOT(s) 094
WARD NORTHEAST
PROPERTY OWNER(s) EUGENE C RODDY
LIS PENDENS _15m1353__ FILED_9/23/2015__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _5/28/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on ___6/4/2015__. The Hearing was held on 6/29/2015 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 8/27/2015 and service was obtained by certified x regular x post x hand delivery____, and publication ___ on ___8/31/2015__. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _9/3/2015_. The dwelling was found vacated and closed on _9/31/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _3/31/2016__.

4. The notification letter was sent _9/13/2016_ 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 _10/11/2016_. 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_x__.

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: $3,075 Fair market value: $48,848
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:** 2015050762  
**NEIGHBORHOOD CONSERVATION OFFICER:** QUIVETTE POWELL - (336)734-1277

**4010 ROSA ST**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
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<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>826862</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>826857</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>AT SIDE OF HOUSE Unfit V-10-197(B)(4)</td>
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<td>826858</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>Unfit V-10-197(G)(1)</td>
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<tr>
<td>826859</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>Unfit V-10-197(G)(6)</td>
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<tr>
<td>826860</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>Unfit V-10-197(B)(3)</td>
</tr>
<tr>
<td>826861</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>Unfit V-10-197(G)(3)</td>
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CODE CASE NBR | IMAGE DATE
---------------|--------------
2015050762    | 11/22/2016   

IMAGE DESCRIPTION
4010 Rosa Street

CODE CASE NBR | IMAGE DATE
---------------|--------------
2015050762    | 11/22/2016   

IMAGE DESCRIPTION
4010 Rosa Street

CODE CASE NBR | IMAGE DATE
---------------|--------------
2015050762    | 11/22/2016   

IMAGE DESCRIPTION
4010 Rosa Street
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<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
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**IMAGE DESCRIPTION**

4010 Rosa Street

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<tr>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
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**IMAGE DESCRIPTION**

4010 Rosa Street

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<table>
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<th>IMAGE DATE</th>
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<tbody>
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<td>1/18/2017</td>
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</table>

**IMAGE DESCRIPTION**

4010 Rosa Street
CODE CASE NBR | IMAGE DATE
-----------------|-----------------|
2015050762       | 1/18/2017

IMAGE DESCRIPTION
4010 Rosa Street

CODE CASE NBR | IMAGE DATE
-----------------|-----------------|
2015050762       | 1/18/2017

IMAGE DESCRIPTION
4010 Rosa Street

CODE CASE NBR | IMAGE DATE
-----------------|-----------------|
2015050762       | 1/18/2017

IMAGE DESCRIPTION
4010 Rosa Street
CODE CASE NBR  IMAGE DATE
2015050762    1/18/2017

IMAGE DESCRIPTION
4010 Rosa Street

CODE CASE NBR  IMAGE DATE
2015050762    1/18/2017

IMAGE DESCRIPTION
4010 Rosa Street

CODE CASE NBR  IMAGE DATE
2015050762    1/18/2017

IMAGE DESCRIPTION
4010 Rosa Street
Driving directions to 4010 Rosa St, Winston-Salem, NC 27105-3042 on Yahoo Maps, Dri... 9/13/2016

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. 2014100862
PROPERTY ADDRESS 2404 GILMER AV
TAX BLOCK 1668 LOT(s) 021
WARD NORTHEAST
PROPERTY OWNER(s) STAFFORD R PEEBLES
LIS PENDENS _15m896__ FILED 7/10/2015__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _3/31/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _4/17/2015_. The Hearing was held on _4/30/2015_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on _6/11/2015_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _6/15/2015_. The Order directed the owner to _vacate and close or repair_ the dwelling within 30 days from receipt. Time for compliance expired on _7/15/2015_. The dwelling was found vacated and closed on _7/15/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _1/16/2016_.

4. The notification letter was sent _1/5/2017_ 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 _2/14/2017_. 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 (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 _$1,454_________ Fair market value _$24,766_____
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: 2014100862
2404 GILMER AV

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<tbody>
<tr>
<td>814434</td>
<td>REPLACE BROKEN WINDOW PANES  -</td>
<td>MINOR V-10-197(B)(4)</td>
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<tr>
<td>814436</td>
<td>REPAIR DEFECTIVE FLOORING  -</td>
<td>MINOR V-10-197(G)(2)</td>
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<tr>
<td>814441</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING  -</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>822828</td>
<td>OTHER  - BASEBOARDS DID NOT HAVE COVERS</td>
<td>MINOR V-10-197</td>
</tr>
<tr>
<td>814440</td>
<td>REPLACE DEFECTIVE JOISTS  -</td>
<td>UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>822826</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS  -</td>
<td>UNFIT V-10-197(G)(4)</td>
</tr>
<tr>
<td>814437</td>
<td>REPAIR ELECTRICAL CONNECTION TO HOT WATER  -</td>
<td>UNFIT HAZARDOUS V-10-197(F)(5)</td>
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<tr>
<td>819773</td>
<td>OTHER  - EXPOSED WIRING UPSTAIRS</td>
<td>UNFIT HAZARDOUS V-10-197</td>
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<tr>
<td>819774</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR  - UPSTAIRS</td>
<td>UNFIT HAZARDOUS V-10-197(L)(1)</td>
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<tr>
<td>822827</td>
<td>OTHER  - BASEBOARD HEATERS NOT ATTACHED TO WALLS</td>
<td>UNFIT HAZARDOUS V-10-197</td>
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### CD-Plus Report - Code Case Images

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<tbody>
<tr>
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</tbody>
</table>

**IMAGE DESCRIPTION**

2404 Gilmer Avenue

---

**IMAGE DESCRIPTION**

2404 Gilmer Avenue

---

**IMAGE DESCRIPTION**

2404 Gilmer Avenue

---

**IMAGE DESCRIPTION**

2404 Gilmer Avenue
CODE CASE NBR   IMAGE DATE
2014100862    2/4/2015

IMAGE DESCRIPTION
2404 Gilmer Avenue

CODE CASE NBR   IMAGE DATE
2014100862    2/4/2015

IMAGE DESCRIPTION
2404 Gilmer Avenue

CODE CASE NBR   IMAGE DATE
2014100862    3/30/2015

IMAGE DESCRIPTION
2404 Gilmer Avenue
2404 Gilmer Avenue

2404 Gilmer Avenue

2404 Gilmer Avenue
IMAGE DESCRIPTION
2404 Gilmer Avenue
100 East 1st Street, Winston-Salem, NC to 2404 Gilmer Ave NE

Drive 2.0 miles, 9 min

100 East 1st Street
Winston-Salem, NC 27105

1. Head east on **E 1st St** toward **N Church St**
   - 466 ft

2. Turn left at the 2nd cross street onto **N Chestnut St**
   - 0.3 mi

3. Turn right onto **4th St E**
   - 305 ft

4. Turn left at the 1st cross street onto **Patterson Ave**
   - 1.5 mi

5. Turn left onto **NE 24th St**
   - 144 ft

6. Turn right onto **Gilmer Ave NE**
   - Destination will be on the left
   - 174 ft

2404 Gilmer Avenue Northeast
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2015041529
PROPERTY ADDRESS 1406 E TWENTY-FOURTH ST
TAX BLOCK 0428 LOT(s) 018
WARD NORTHEAST
PROPERTY OWNER(s) CAROLYN C SHELTON
LIS PENDENS 15m1274 FILED 9/3/2015

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 5/21/2015 and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on 5/31/2016. The Hearing was held on 6/22/2015 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 8/19/2015 and service was obtained by certified x regular x post x hand delivery __, and publication ___ on 8/28/2015. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 9/28/2015. The dwelling was found vacated and closed on 11/17/2015.

3. The dwelling became eligible for demolition under the six (6) month rule on 5/17/2016.

4. The notification letter was sent 1/5/2017 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 2/14/2017. 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 $2,104 Fair market value $20,111

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:** 2015041529  
**1406 E TWENTY-FOURTH ST**

<table>
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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>824799</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS -</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>824801</td>
<td>REPAIR SOFFIT AND/OR FACIA -</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>824802</td>
<td>REPLACE BROKEN WINDOW PANES -</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>824803</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS -</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>824805</td>
<td>REPAIR OR REPLACE REAR PORCH FLOOR -</td>
<td>UNFIT V-10-197(G)(7)</td>
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<tr>
<td>824806</td>
<td>PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL -</td>
<td>UNFIT V-10-197(F)(10)</td>
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<tr>
<td>824809</td>
<td>REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE -</td>
<td>UNFIT V-4-89(4)</td>
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<tr>
<td>824810</td>
<td>EXTERIOR AND INTERIOR FRAMING MUST BE INSPECTED BEFORE COVERING WITH WALL AND CEILING MATERIALS -</td>
<td>UNFIT V-4-91</td>
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<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
</tr>
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<td>2015041529</td>
<td>4/22/2015</td>
<td>1406 E. 24th Street</td>
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<td>2015041529</td>
<td>4/22/2015</td>
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<tr>
<td>2015041529</td>
<td>4/22/2015</td>
<td>1406 E. 24th Street</td>
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</tbody>
</table>
C-2.aj.      DRAFT

CODE CASE NBR  IMAGE DATE
2015041529   4/22/2015

IMAGE DESCRIPTION
1406 E. 24th Street

CODE CASE NBR  IMAGE DATE
2015041529   4/22/2015

IMAGE DESCRIPTION
1406 E. 24th Street

CODE CASE NBR  IMAGE DATE
2015041529   4/22/2015

IMAGE DESCRIPTION
1406 E. 24th Street
100 E 1st St, Winston-Salem, NC 27101 to 1406 NE 24th St, Winston-Salem, NC 27105

Drive 3.4 miles, 6 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to N Cleveland Ave. Take exit 111A from NC-8 N/US-52 N


7. Take exit 6 E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 111A toward 28th St

9. Turn right onto N Cleveland Ave

1406 NE 24th St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015110965
PROPERTY ADDRESS 1810 E SEVENTEENTH ST
TAX BLOCK 1220 LOT(s) 030
WARD NORTHEAST
PROPERTY OWNER(s) RICHARD M MILLER
LIS PENDENS _16m579_ FILED 4/6/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/28/2015_ and service was obtained by certified mail x regular x post x hand delivery __, and publication ___ on _1/26/2016_. The Hearing was held on _1/27/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_.

2. The Finding and Order was issued on _2/5/2016_ and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _2/25/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _3/25/2016_. The dwelling was found vacated and closed on _5/11/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/11/2016_.

4. The notification letter was sent _1/9/2017_ 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 _2/14/2017_. 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 $2,222 __________ Fair market value $8,089 __________

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: 2015110965

1810 E SEVENTEENTH ST

NEIGHBORHOOD CONSERVATION OFFICER:
QUIVETTE POWELL - (336)734-1277

<table>
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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
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<td>842361</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>CRACKED WINDOW (FRONT LEFT)</td>
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<td>MINOR V-10-197(B)(4)</td>
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<tr>
<td>842358</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>BACK</td>
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<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>842359</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>BACK</td>
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<tr>
<td>842360</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>RIGHT SIDE</td>
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<td>UNFIT V-10-197(G)(6)</td>
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CD-Plus Report - Code Case Images

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</table>

**IMAGE DESCRIPTION**

1810 E. 17th Street

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<table>
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<tbody>
<tr>
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<td>11/24/2015</td>
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**IMAGE DESCRIPTION**

1810 E. 17th Street

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<table>
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<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015110965</td>
<td>11/24/2015</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1810 E. 17th Street
1810 E. 17th Street
100 E 1st St, Winston-Salem, NC 27101 to 1810 East 17th Street, Winston-Salem, NC

Drive 3.3 miles, 8 min

1. Head east on E 1st St toward N Church St
   8 s (121 ft)

Continue on S Church St to S Main St

2. Turn right at the 1st cross street onto S Church St
   58 s (0.2 mi)

3. Turn right onto Cemetery St
   0.2 mi

4. Turn right at the 1st cross street onto S Main St
   230 ft


5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   180 ft

6. Take exit 6B to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   Continue to follow NC-8 N/US-52 N
   0.6 mi

7. Take exit 110C for Liberty St
   0.2 mi

8. Turn right onto N Liberty St
   0.3 mi

9. Turn right onto 14th St NE
   0.6 mi

Continue on Gray Ave NE, Drive to E 17th St

10. Turn left onto Gray Ave NE
    1 min (0.2 mi)

11. Turn right onto E 17th St
    Destination will be on the right
    148 ft

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013040214
PROPERTY ADDRESS 3524 PROSPECT DR
TAX BLOCK 3202 LOT(s) 026
WARD NORTHEAST
PROPERTY OWNER(s) CHRISTOPHER JORDAN
LIS PENDENS _14M193_ FILED 02/21/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _09/05/2013_ and service was obtained by certified mail x regular x post x hand delivery _, and publication _x_ on _09/26/2013_. The Hearing was held on _10/7/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes no_.

2. The Finding and Order was issued on _10/23/2013_ and service was obtained by certified x regular x post x hand delivery _, and publication _x_ on _11/17/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _12/17/2013_. The dwelling was found vacated and closed on _01/21/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _07/21/2014_.

4. The notification letter was sent _0/18/2017_ 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 _02/14/2017_. 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 x no_.

COMMENTS (if any) Citizen contacted staff and plans to make repairs.

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 $1,146.00 Fair market value $28,602.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
CASE NO: 2013040214  NEIGHBORHOOD CONSERVATION OFFICER: QUIVETTE POWELL - (336)734-1277

3524 PROSPECT DR

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<th>STATUS/ORDINANCE</th>
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<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
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<td>764771</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>---REPLACE BROKEN AND MISSING GLASS GARAGE DOOR---</td>
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<td>UNFIT V-10-197(B)(4)</td>
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### CD-Plus Report - Code Case Images

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<td>1/24/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

3524 Prospect Drive

---

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013040214</td>
<td>1/24/2017</td>
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</table>

**IMAGE DESCRIPTION**

3524 Prospect Drive

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<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013040214</td>
<td>1/24/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

3524 Prospect Drive
3524 Prospect Drive

3524 Prospect Drive

3524 Prospect Drive
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013040214</td>
<td>1/24/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

3524 Prospect Drive
3524 Prospect Drive

3524 Prospect Drive

3524 Prospect Drive
Google Maps

100 E 1st St, Winston-Salem, NC to 3524 Prospect Dr

Drive 4.2 miles, 11 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
32 s (466 ft)

Take E 3rd St to N Martin Luther King Jr Dr

2. Turn left at the 2nd cross street onto N Chestnut St
3 min (1.0 mi)
0.2 mi

3. Turn right onto E 3rd St

4. At the traffic circle, take the 2nd exit onto 3rd St E
0.2 mi
0.5 mi

Take New Walkertown Rd to Milton Dr

5. Turn left onto N Martin Luther King Jr Dr
6 min (2.9 mi)
0.2 mi

6. Turn right onto New Walkertown Rd

7. Turn left onto Carver School Rd

Continue on Milton Dr. Drive to Prospect Dr

8. Turn left onto Milton Dr
44 s (0.2 mi)
0.2 mi

9. Turn right onto Prospect Dr
Destination will be on the left

3524 Prospect Dr
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012080758
PROPERTY ADDRESS 1608 E TWENTY-FIFTH ST
TAX BLOCK 1200 LOT(s) 042
WARD NORTHEAST
PROPERTY OWNER(s) MIDHUFF VENTURES INC
LIS PENDENS 12M3217 FILED 12/12/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 10/05/2012 and service was obtained by certified mail x regular x post x hand delivery__, and publication on 10/15/2012. The Hearing was held on 11/5/2012 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes no x.

2. The Finding and Order was issued on 11/16/2012 and service was obtained by certified x regular x post x hand delivery____, and publication ____ on _11/26/2012_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 12/26/2012. The dwelling was found vacated and closed on 01/02/2013.

3. The dwelling became eligible for demolition under the six (6) month rule on 07/02/2013.

4. The notification letter was sent 01/18/2017 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 02/14/2017. 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 (if any) Citizen contacted staff on 1/24/2017 and plans to make repairs.

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 $1,830.00 Fair market value $33,778.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>745616</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>745617</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR</td>
<td>LEFT SIDE HOLE IN FLOOR</td>
</tr>
<tr>
<td>745618</td>
<td>REPAIR OR REPLACE FRONT PORCH RAILINGS</td>
<td>LEFT SIDE</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
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<tr>
<td>2012080758</td>
<td>1/20/2016</td>
<td>1608 E. 25th Street</td>
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<td>2012080758</td>
<td>1/23/2017</td>
<td>1608 E. 25th Street</td>
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<td>2012080758</td>
<td>1/23/2017</td>
<td>1608 E. 25th Street</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
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</tr>
<tr>
<td>2012080758</td>
<td>1/23/2017</td>
<td></td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1608 E. 25th Street
Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to NE 26th St. Take exit 111A from NC-8 N/US-52 N


7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 111A toward 28th St

Follow NE 26th St to NE 25th St

9. Continue straight onto NE 26th St

10. Turn left onto NE 25th St

1608 NE 25th St

100 E 1st St, Winston-Salem, NC to 1608 NE 25th St, Winston-Salem, NC 27105

Drive 3.6 miles, 6 min
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012100429
PROPERTY ADDRESS 2542 MANCHESTER ST
TAX BLOCK 1217 LOT(s) 174
WARD NORTHEAST
PROPERTY OWNER(s) VIRGINIA P KIMBER
LIS PENDENS _13M946__ FILED 04/18/2013____

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _01/13/2013__ and service was obtained by certified mail x regular x post x hand delivery__, and publication_ x_ on __02/21/2013___. The Hearing was held on 3/4/2013 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes_x_ no_.

2. The Finding and Order was issued on 4/4/2013 and service was obtained by certified x regular x post x hand delivery__, and publication_ x_ on __04/12/2013___. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on __05/12/2013__. The dwelling was found vacated and closed on __07/09/2013__.

3. The dwelling became eligible for demolition under the six (6) month rule on _01/09/2014__.

4. The notification letter was sent _01/17/2017_____ 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 _02/14/2017___. 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 (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 $1,830.00 _______ Fair market value $4,105.00 _______
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:** 2012100429  
**NEIGHBORHOOD CONSERVATION OFFICER:** QUIVETTE POWELL - (336)734-1277  
**2542 MANCHESTER ST**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>751305</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - CLEAN OUT</td>
<td>MINOR V-10-197(G)(6)</td>
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<tr>
<td>751302</td>
<td>OTHER - REPLACE OUTSIDE BREAKER BOX COVER</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>751303</td>
<td>REPLACE BROKEN WINDOW PANES - BASEMENT</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>751304</td>
<td>PROVIDE DOOR - BASEMENT DOOR</td>
<td>UNFIT V-10-197(A)(15)</td>
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CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2012100429</td>
<td>1/20/2016</td>
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</table>

**IMAGE DESCRIPTION**
2542 Manchester Street

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<table>
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<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2012100429</td>
<td>1/23/2017</td>
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**IMAGE DESCRIPTION**
2542 Manchester Street

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<table>
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<tr>
<th>CODE CASE NBR</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2012100429</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**
2542 Manchester Street
100 E 1st St, Winston-Salem, NC to 2542 Manchester St

Drive 4.1 miles, 8 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to NE 26th St. Take exit 111A from NC-8 N/US-52 N


7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 111A toward 28th St

Continue on NE 26th St. Take NE 25th St to Manchester St

9. Continue straight onto NE 26th St

10. Turn left onto NE 25th St

11. Turn left onto Manchester St

Destination will be on the left

2542 Manchester St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/06/2011_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _12/07/2011_. The Hearing was held on _1/5/2012_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___x__.

2. The Finding and Order was issued on _1/23/2012_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _01/27/2012_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _02/27/2012_. The dwelling was found vacated and closed on _03/08/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _09/08/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 (if any) Citizen contacted staff and cannot make repairs because of health issues and age (84 years old). Wanted staff to share this information with Committee.

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 $2,886.00 Fair market value $25,171.00
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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>717577</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>COMPLIED V-10-197(B)(3)</td>
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<tr>
<td>717578</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>COMPLIED V-10-197(B)(3)</td>
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<tr>
<td>717611</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>COMPLIED V-10-197(G)(3)</td>
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<td>717575</td>
<td>WEATHERSTRIP DOORS</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>717576</td>
<td>REPAIR LOCKSETS</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>725813</td>
<td>REPAIR FURNACE</td>
<td>UNFIT V-10-197(E)(2)</td>
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<tr>
<td>717579</td>
<td>OTHER - MAKE WINDOWS OPERABLE</td>
<td>UNFIT V-10-197</td>
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<tr>
<td>717580</td>
<td>REPAIR DOOR - BACK</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
<td>717582</td>
<td>REPAIR THRESHOLD - BACK</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>717583</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - THOUGHOUT</td>
<td>UNFIT V-10-197(F)(1)</td>
</tr>
<tr>
<td>717584</td>
<td>REPAIR OR REPLACE WATER HEATER - NO HOT WATER</td>
<td>UNFIT V-10-197(D)(8)</td>
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<td>717585</td>
<td>PROVIDE PROPER DISCHARGE TUBE - HOT WATER HEATER</td>
<td>UNFIT V-10-193(7)</td>
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<tr>
<td>717587</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS</td>
<td>UNFIT V-10-197(G)(4)</td>
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<td>UNFIT V-10-197(G)(4)</td>
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<td>717592</td>
<td>REPAIR COMMODE - UPSTAIRS</td>
<td>UNFIT V-10-197(D)(2)</td>
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<td>717595</td>
<td>SECURE COMMODE TO FLOOR - DWNSTAIRS</td>
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</table>
C-2.ao. DRAFT

717597 OTHER - REPAIR TUB WALLS
   UNFIT V-10-197

717598 REPAIR DOOR - THOUGHOUT
   UNFIT V-10-197(A)(15)

717600 PROVIDE OPERABLE SMOKE DETECTOR -
   UNFIT V-10-197(L)(1)

717602 PROVIDE R-19 CEILING INSULATION - BASEMENT
   UNFIT V-10-197(I)

717604 REPAIR FOUNDATION VENTS - SCREENS
   UNFIT V-10-197(H)(6)(B)

717605 CLOSE FIREPLACE WITH MASONRY -
   UNFIT V-10-197(E)(12)

717607 PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL -
   UNFIT V-10-197(F)(10)

717609 REPAIR DEFECTIVE LIGHT FIXTURES -
   UNFIT V-10-197(F)(1)

717612 REPAIR ROOF LEAK - BACK PORCH
   UNFIT V-10-197(G)(6)
# CD-Plus Report - Code Case Images

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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2011081939</td>
<td>8/29/2011</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

2841 N. Patterson Avenue

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011081939</td>
<td>1/25/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

2841 N. Patterson Avenue

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011081939</td>
<td>1/25/2017</td>
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</table>

**IMAGE DESCRIPTION**

2841 N. Patterson Avenue
C-2.ao. DRAFT

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011081939</td>
<td>1/25/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

2841 N. Patterson Avenue
Drive 2.3 miles, 10 min

1. Head east on E 1st St toward N Church St
   - 466 ft
2. Turn left at the 2nd cross street onto N Chestnut St
   - 0.3 mi
3. Turn right onto 4th St E
   - 305 ft
4. Turn left at the 1st cross street onto Patterson Ave
   - Destination will be on the right
   - 1.9 mi

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015110878
PROPERTY ADDRESS 515 E TWENTY-FIFTH ST
TAX BLOCK 1158 LOT(s) 014
WARD NORTHEAST
PROPERTY OWNER(s) DPDA 401K PSK
LIS PENDENS _16M198___FILED_02/02/2016__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/21/2015__ and service was obtained by certified mail x regular x post x hand delivery___ publication ___ on __12/24/2016__. The hearing was held on __1/20/2016___ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no__.

2. The Finding and Order was issued on __1/25/2016__ and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on __02/01/2016__. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on __03/01/2016__. The dwelling was found vacated and closed on __06/26/2016__.

3. The dwelling became eligible for demolition under the six (6) month rule on __12/26/2016__.

4. The notification letter was sent __01/17/2017__ 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 __02/14/2017__. 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: David Amos emailed and sent letter to staff and is currently repairing the home. Violations should be completed by March 1, 2017.

COUNCIL CONSIDERATION

The estimated cost to make repairs 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 __$6,974.00__ Fair market value __$21,191__

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.
<table>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<td>MINOR V-10-197(G)(2)</td>
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<tr>
<td>842245</td>
<td>REPLACE BROKEN WINDOW PANES - IN BASEMENT</td>
<td>MINOR V-10-197(B)(4)</td>
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<tr>
<td>842246</td>
<td>WEATHERSTRIP DOORS -</td>
<td>MINOR V-10-197(B)(4)</td>
</tr>
<tr>
<td>842248</td>
<td>REPAIR PLUMBING LEAK UNDER STRUCTURE -</td>
<td>MINOR V-10-197(D)(15)</td>
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<td>842249</td>
<td>PROVIDE PROPER DISCHARGE TUBE - HOT WATER HEATER -</td>
<td>MINOR V-10-193(7)</td>
</tr>
<tr>
<td>842250</td>
<td>PROVIDE PROPER DISCHARGE TUBE - HOT WATER HEATER -</td>
<td>MINOR V-10-193(7)</td>
</tr>
<tr>
<td>842252</td>
<td>REPAIR FURNACE - PANEL MISSING</td>
<td>MINOR V-10-197(E)(2)</td>
</tr>
<tr>
<td>842256</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - KITCHEN</td>
<td>MINOR V-10-197(G)(4)</td>
</tr>
<tr>
<td>842325</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS - AROUND WINDOW IN FRONT</td>
<td>UNFIT V-10-197(G)(4)</td>
</tr>
<tr>
<td>842242</td>
<td>REPAIR LOCKSETS - BASEMENT DOOR</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>842244</td>
<td>REPAIR WINDOW LOCKS -</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
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<td>REPAIR FURNACE - DUCT DETACHED UNDER HOUSE</td>
<td>UNFIT V-10-197(E)(2)</td>
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<td>PROVIDE JUNCTION BOXES - PROVIDE COVERS IN BASEMENT</td>
<td>UNFIT V-10-197(F)(5)</td>
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<tr>
<td>842254</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - IN ATTIC SWITCH DOES NOT WORK</td>
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<tr>
<td>842255</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS -</td>
<td>UNFIT V-10-197(G)(4)</td>
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<tr>
<td>842257</td>
<td>REPAIR OR REPLACE ROOF COVERING -</td>
<td>UNFIT V-10-197(G)(6)</td>
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842258  REPAIR ROOF LEAK  - 
UNFIT V-10-197(G)(6)

842323  PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL  - OUTSIDE 
UNFIT HAZARDOUS  V-10-197(F)(10)

842324  OTHER  - PROVIDE COVERS FOR BASE BOARD HEAT/ WIRES EXPOSED 
UNFIT HAZARDOUS  V-10-197

842243  OTHER  - WINDOWS DO NOT OPERATE 
UNFIT HAZARDOUS  V-10-197

842247  REPAIR OR REPLACE WATER HEATER  - WIRES EXPOSED 
UNFIT HAZARDOUS  V-10-197(D)(8)
CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
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<td>2015110878</td>
<td>11/23/2015</td>
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**IMAGE DESCRIPTION**

515 E. 25th Street

<table>
<thead>
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**IMAGE DESCRIPTION**

DESCRIPTION FOR DSCN0416.JPG

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**IMAGE DESCRIPTION**

DESCRIPTION FOR DSCN0403.JPG
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**IMAGE DESCRIPTION**

DESCRIPTION FOR DSCN0418.JPG

![Image 1](image1)

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**IMAGE DESCRIPTION**

DESCRIPTION FOR DSCN0419.JPG

![Image 2](image2)

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**IMAGE DESCRIPTION**

DESCRIPTION FOR DSCN0396.JPG

![Image 3](image3)
### Code Case NBR | Image Date
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2015110878 | 11/23/2015

**Image Description**

DESCRIPTION FOR DSCN0413.JPG

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### Code Case NBR | Image Date
--- | ---
2015110878 | 1/25/2017

**Image Description**

55 E. 25th Street

---

### Code Case NBR | Image Date
--- | ---
2015110878 | 1/25/2017

**Image Description**

C-2.ap. DRAFT
100 E 1st St, Winston-Salem, NC to 515 25th St NW, Winston-Salem, NC 27105

Drive 2.4 miles, 9 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on **E 1st St toward N Church St**
   - 466 ft

2. Turn left at the 2nd cross street onto **N Chestnut St**
   - 0.4 mi

3. Turn left onto **5th St E**
   - 0.3 mi

4. Turn right onto **N Cherry St**
   - 0.6 mi

5. Continue onto **University Pkwy**
   - 1.0 mi

6. Turn right onto **25th St NW**
   - 131 ft

515 25th St NW
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2014021489
PROPERTY ADDRESS 120 N SPRING ST
TAX BLOCK 0096 LOT(s) 203
WARD NORTHWEST
PROPERTY OWNER(s) WILLIAM PARTIN PAMELA PARTIN
LIS PENDENS_14m690_ FILED_5/2/2014_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued_3/20/2014_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _3/21/2014_. The Hearing was held on _4/21/2014_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on _4/25/2014_ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _5/3/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _6/3/2014_. The dwelling was found vacated and closed on _7/24/2014__.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/24/2014_.

4. The notification letter was sent _1/10/2017_ 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 _2/14/2014_. 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 (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 _$4,695_ Fair market value_ $19,921_ 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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>795523</td>
<td>WEATHERSTRIP DOORS</td>
<td>MINOR V-10-197(B)(4)</td>
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<tr>
<td>795525</td>
<td>REPAIR FOUNDATION</td>
<td>RIGHT SIDE</td>
</tr>
<tr>
<td>795522</td>
<td>REPAIR DEFECTIVE FLOORING</td>
<td>BATHROOM, KITCHEN</td>
</tr>
<tr>
<td>795524</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>WINDOW(S)</td>
</tr>
<tr>
<td>795526</td>
<td>REPAIR OR REPLACE WATER HEATER</td>
<td>RUSTED</td>
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<tr>
<td>795528</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS</td>
<td>RIGHT BEDROOM</td>
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<tr>
<td>795545</td>
<td>REPAIR FURNACE</td>
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### CD-Plus Report - Code Case Images

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<tbody>
<tr>
<td>2014021489</td>
<td>1/30/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

120 N. Spring Street

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<table>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014021489</td>
<td>1/30/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

120 N. Spring Street
100 E 1st St, Winston-Salem, NC 27101 to 120 North Spring Street, Winston-Salem, NC

Drive 1.0 mile, 5 min

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn left onto S Liberty St

5. Turn right onto Brookstown Ave

6. Turn right onto N Spring St

Destination will be on the left

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011051696
PROPERTY ADDRESS 837 W SEVENTH ST
TAX BLOCK 0148 LOT(s) 085A
WARD NORTHWEST
PROPERTY OWNER(s) LARRY C FARMER & CARLA B FARMER
LIS PENDENS _11M2633_ FILED _09/06/2011_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _06/30/2011_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _07/05/2011_. The Hearing was held on 8/1/2011 and the owner/agent appeared yes no x and/or contacted the Community Development Department regarding the complaint yes no x.

2. The Finding and Order was issued on 8/8/2011 and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _08/09/2011_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _09/09/2011_. The dwelling was found vacated and closed on _12/06/2011_.

3. The dwelling became eligible for demolition under the six (6) month rule on _06/06/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 (if any) Janpolo Pichardo contacted staff on 1/23/2017 and stated he purchased the property without a title search. Intends to make repairs within timeframe.

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 $4,174.00 Fair market value $15,375.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>710133</td>
<td>RESEAT COMMODE</td>
<td>COMPLIED V-10-197(D)(10)</td>
</tr>
<tr>
<td>706509</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>COMPLIED V-10-197(B)(3)</td>
</tr>
<tr>
<td>706510</td>
<td>REPAIR DOOR - DOOR CASING AT BASEMENT DOOR DETIORERATING</td>
<td>COMPLIED V-10-197(A)(15)</td>
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<tr>
<td>706511</td>
<td>REPLACE BROKEN WINDOW PANES - AT SIDE WINDOW</td>
<td>COMPLIED V-10-197(B)(4)</td>
</tr>
<tr>
<td>706512</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS - SCREENS ON FRONT AND BASEMENT DOOR</td>
<td>COMPLIED V-10-197(B)(3)</td>
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<tr>
<td>706513</td>
<td>REPAIR SOFFIT AND/OR FACIA - ROTTING SOFFIT/FACIA</td>
<td>COMPLIED V-10-197(G)(6)</td>
</tr>
<tr>
<td>706514</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - WHERE PAINT IS PEELING/BEAR WOOD EXPOSED</td>
<td>COMPLIED V-10-197(G)(3)</td>
</tr>
<tr>
<td>706515</td>
<td>OTHER - BACK WINDOW LOOSE IN CASEING</td>
<td>COMPLIED V-10-197</td>
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<tr>
<td>706516</td>
<td>INSTALL HANDRAIL AT REAR STEPS - REAR STEP HANDRAIL LOOSE</td>
<td>COMPLIED V-10-197(G)(8)</td>
</tr>
<tr>
<td>706517</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING -</td>
<td>COMPLIED V-10-197(G)(3)</td>
</tr>
<tr>
<td>706518</td>
<td>REPAIR FOUNDATION - FONDATION AT LOWER REAR</td>
<td>COMPLIED V-10-197(G)(1)</td>
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<tr>
<td>706519</td>
<td>REPAIR CRAWL SPACE DOOR - LATCH AND SECURE</td>
<td>COMPLIED V-10-197(G)(1)</td>
</tr>
<tr>
<td>706520</td>
<td>REGLAZE WINDOWS - WHERE GLAZE IS CRACKED/COMING OFF</td>
<td>COMPLIED V-10-197(B)(4)</td>
</tr>
<tr>
<td>710130</td>
<td>MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION - UNSAINTARY CONDITIONS THROUGHOUT</td>
<td>MINOR V-10-197(H)(4)</td>
</tr>
<tr>
<td>710131</td>
<td>HAVE STRUCTURE EXTERMINATED OF INSECTS, RODENTS - OTHER PESTS - ROACHES EVERY WHERE</td>
<td>MINOR V-10-197</td>
</tr>
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</table>
710136 OTHER - LAYERS OF WALL PAPER COMING OFF
MINOR V-10-197

710129 PROVIDE OPERABLE SMOKE DETECTOR - IN EACH LIVING AREA
UNFIT V-10-197(L)(1)

710132 REPAIR HOLES IN WALLS AND CEILINGS - THROUGHOUT
UNFIT V-10-197(G)(4)

710134 REPLACE LOOSE WALL AND CEILING MATERIALS - THROUGHOUT HOME
UNFIT V-10-197(G)(4)

710135 REPAIR OR REPLACE LOOSE FLOOR COVERING - THROUGHOUT HOME
UNFIT V-10-197(G)(2)
<table>
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<th>IMAGE DESCRIPTION</th>
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<tr>
<td>2011051696</td>
<td>1/21/2017</td>
<td>837 W. 7th Street</td>
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<table>
<thead>
<tr>
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<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
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<tbody>
<tr>
<td>2011051696</td>
<td>1/21/2017</td>
<td>837 W. 7th Street</td>
</tr>
</tbody>
</table>
1. Head east on **E 1st St toward N Church St**  
   466 ft

2. Turn left at the 2nd cross street onto **N Chestnut St**  
   0.4 mi

3. Turn left onto **5th St E**  
   0.7 mi

4. Turn right onto **N Broad St**  
   0.3 mi

5. Keep right to stay on **N Broad St**  
   210 ft

6. Turn right onto **W 7th St**  
   Destination will be on the left  
   69 ft

**837 W 7th St**  
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015010471
PROPERTY ADDRESS 727 LAUREL ST
TAX BLOCK 0588 LOT(s) 003F
WARD SOUTH
PROPERTY OWNER(s) DONALD WAYNE GRIFFIN
LIS PENDENS _15m475_ FILED __4/8/2015__

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued _1/16/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _1/20/2015_. The Hearing was held on _2/16/2015_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x. 

2. The **Finding and Order** was issued on _2/27/2015_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _3/3/2015_. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on _4/3/2015_. The dwelling was found vacated and closed on _4/9/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _9/9/2015_.

4. The notification letter was sent _1/12/2017_ 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 _2/14/2017_. 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 (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 $1,076 _______ Fair market value $27,010 _______

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.
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<th>STATUS/ORDINANCE</th>
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<td>818573</td>
<td>REPAIR DEFECTIVE LIGHT FIXTURES - LIGHT FIXTURE GLOBES</td>
<td>MINOR V-10-197(F)(1)</td>
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<tr>
<td>818576</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS - FRONT STORM DOOR</td>
<td>MINOR V-10-197(B)(3)</td>
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<tr>
<td>818577</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS - FRONT STORM DOOR</td>
<td>MINOR V-10-197(B)(3)</td>
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<tr>
<td>818581</td>
<td>REGLAZE WINDOWS</td>
<td>MINOR V-10-197(B)(4)</td>
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<td>818582</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - WOOD AROUND WINDOWS, FACIA AND SOFFIT ETC.</td>
<td>MINOR V-10-197(G)(3)</td>
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<td>818590</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS - CRACKS IN WALL AND CEILING IN VARIOUS PLACES</td>
<td>MINOR V-10-197(G)(4)</td>
</tr>
<tr>
<td>818557</td>
<td>WEATHERSTRIP DOORS - FRONT</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>818558</td>
<td>REPAIR WINDOW LOCKS - BOTH BEDROOMS</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>818559</td>
<td>REPAIR LOCKSETS - FRONT DOOR; THROUGH OUT HOUSE (LOOSE KNOB); KNOB MISSING(BEDROOM NEXT TO BATHROOM)</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>818574</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR - EACH BEDROOM AND OUTSIDE LIVING QUARTERS</td>
<td>UNFIT V-10-197(L)(1)</td>
</tr>
<tr>
<td>818575</td>
<td>MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION - MILDEW LIKE SUBSTANCE THROUGHOUT HOUSE</td>
<td>UNFIT V-10-197(H)(4)</td>
</tr>
<tr>
<td>818578</td>
<td>OTHER - SEC.10-197(B)(8) EVERY WINDOW, OTHER THAN FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>818579</td>
<td>REPAIR KITCHEN CABINETS - DOOR ABOVE STOVE AND IN FRONT OF STOVE</td>
<td>UNFIT V-10-197(A)(16)</td>
</tr>
<tr>
<td>818580</td>
<td>PROVIDE PROPER DISCHARGE TUBE - HOT WATER HEATER</td>
<td>UNFIT V-10-193(7)</td>
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818583  REPAIR DEFECTIVE LIGHT FIXTURES  - LIGHT ABOVE STOVE
    UNFIT V-10-197(F)(1)
818584  REPAIR HOLES IN WALLS AND CEILINGS  - UNDER KITCHEN SINK
    UNFIT V-10-197(G)(4)
818589  REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - OUTLETS
    READING OPEN GROUND
    UNFIT V-10-197(F)(1)
818592  INSTALL RECEPTACLE TO ELIMINATE USE OF FLEXIBLE CORD FOR APPLIANCE.  -
    KITCHEN
    UNFIT V-10-197(F)(6)
818593  OTHER  - PROVIDED STOVE NOT AUTOMATICALLY IGNITING
    UNFIT V-10-197
CODE CASE NBR | IMAGE DATE
2015010471     | 1/16/2015

IMAGE DESCRIPTION
DESCRIPTION FOR DSCN3229.JPG

CODE CASE NBR | IMAGE DATE
2015010471     | 1/31/2017

IMAGE DESCRIPTION
727 Laurel Street

CODE CASE NBR | IMAGE DATE
2015010471     | 1/31/2017

IMAGE DESCRIPTION
727 Laurel Street

WINSTON SALEM
CD-Plus for Windows 98/2000/XP

Printed on 1/31/2017 4:42:31 PM
Page 7
100 E 1st St, Winston-Salem, NC 27101 to 727 Laurel St, Winston-Salem, NC 27101

Drive 1.8 miles, 6 min

1. Head east on E 1st St toward N Church St 0.2 mi

2. E 1st St turns right and becomes E Salem Ave 1.0 mi

3. At the traffic circle, take the 2nd exit onto Salem Ave W 0.2 mi

4. Turn right onto S Broad St 0.2 mi

5. Turn left at the 2nd cross street onto Washington Ave SW 486 ft

6. Turn right onto Laurel St
   Destination will be on the right 190 ft

727 Laurel St
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC+27101/727+Laurel+St,+Winston-Salem,+NC+27101/G...
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 201510673
PROPERTY ADDRESS 3500 CEDAR POST RD
TAX BLOCK 3865A LOT(s) 018
WARD SOUTH
PROPERTY OWNER(s) DEUTSCHE BANK NATIONAL TRUST
LIS PENDENS _16M804__ FILED _04/27/2016____

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/28/2015___ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _12/31/2015_. The Hearing was held on _1/27/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes x no__. 

2. The Finding and Order was issued on _2/10/2016_ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _02/17/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _03/17/2016_. The dwelling was found vacated and closed on _03/23/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _09/23/2016_.

4. The notification letter was sent _01/17/2017_ 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 _02/14/2017_. 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 (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 $5,472.00 Fair market value $93,925.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>841991</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING - BACK</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>841980</td>
<td>REPAIR OR REPLACE ROOF COVERING -</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>841981</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS -</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>841982</td>
<td>REPAIR SOFFIT AND/OR FACIA -</td>
<td>UNFIT V-10-197(G)(6)</td>
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CD-Plus Report - Code Case Images

<table>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tr>
<td>2015110673</td>
<td>11/17/2015</td>
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</table>

**IMAGE DESCRIPTION**
3500 Cedar Post Road

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<tr>
<th>CODE CASE NBR</th>
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**IMAGE DESCRIPTION**
DESCRIPTION FOR DSC05744.JPG

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**IMAGE DESCRIPTION**
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<td></td>
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<td>IMAGE DESCRIPTION</td>
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</tbody>
</table>

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
Printed on 1/30/2017 12:46:40 PM
Page 2
3500 Cedar Post Road
100 E 1st St, Winston-Salem, NC to 3500 Cedar Post Rd

Drive 7.1 miles, 13 min

Take US-52 S, Clemmonsville Rd and NC-150 W/Peters Creek Pkwy to Kesteven Rd

1. Head east on E 1st St toward N Church St
   - 12 min (6.8 mi)
   - 121 ft

2. Turn right at the 1st cross street onto S Church St
   - 0.2 mi

3. Turn right onto Cemetery St
   - 230 ft

4. Turn right at the 1st cross street onto S Main St
   - 180 ft

5. Use the right lane to take the ramp onto I-40BUS E/US-158 E/US-421 S
   - 0.4 mi

   - 2.5 mi

7. Keep left to continue on US-52 S
   - 0.8 mi

8. Take exit 105 for Clemmonsville Rd
   - 0.2 mi

9. Turn right onto Clemmonsville Rd
   - 1.3 mi

10. At the traffic circle, take the 2nd exit onto W Clemmonsville Rd
    - 0.1 mi

11. At the traffic circle, take the 2nd exit and stay on W Clemmonsville Rd
    - 0.1 mi

12. At the traffic circle, take the 2nd exit onto the NC-150 W ramp to Salisbury
    - 0.2 mi

13. Merge onto NC-150 W/Peters Creek Pkwy
    - 0.9 mi

Follow Kesteven Rd to Cedar Post Rd

14. Turn right onto Kesteven Rd
    - 1 min (0.3 mi)

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC/3500+Cedar+Post... 1/24/2017
15. Turn right onto Cedar Post Rd

Destination will be on the left

3500 Cedar Post Rd
Winston-Salem, NC 27127

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011081844
PROPERTY ADDRESS 804 W BANK ST
TAX BLOCK 0596 LOT(s) 107
WARD SOUTH
PROPERTY OWNER(s) KIM RENEE WILSON & NORMA E WILSON
LIS PENDENS ___13M1489___ FILED ___06/26/2013___

DUE PROCESS
1. The current Complaint and Notice of Hearing was issued _04/15/2013_ and service was obtained by certified mail x regular x post x hand delivery__, and publication _x_ on _04/18/2013_. The Hearing was held on _5/15/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes_ x_ no__.

2. The Finding and Order was issued on _6/5/2013_ and service was obtained by certified x regular x post x hand delivery__, and publication _x_ on _06/27/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _07/27/2013_. The dwelling was found vacated and closed on _09/23/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _03/23/2014_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 (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 $7,553.00 Fair market value $40,061.00
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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>717437</td>
<td>REPLACE BROKEN WINDOW PANES - UPPER FRONT</td>
<td>COMPLIED V-10-197(B)(4)</td>
</tr>
<tr>
<td>763462</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
<td>COMPLIED V-10-197(G)(6)</td>
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<tr>
<td>763463</td>
<td>PROVIDE SAFE STEPS TO SERVE EXITS - LEFT SIDE</td>
<td>COMPLIED V-10-197(C)(2)</td>
</tr>
<tr>
<td>763464</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>COMPLIED V-10-197(B)(3)</td>
</tr>
<tr>
<td>763465</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>COMPLIED V-10-197(G)(3)</td>
</tr>
<tr>
<td>763480</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS - AT REAR</td>
<td>COMPLIED V-10-197(G)(6)</td>
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<tr>
<td>717438</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>763466</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>MINOR V-10-197(G)(1)</td>
</tr>
<tr>
<td>763459</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
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<tr>
<td>763461</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>717439</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR - INCLUDING ROTTED BAND UNFIT</td>
<td>V-10-197(G)(7)</td>
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CD-Plus Report - Code Case Images

**IMAGE DATE**
8/26/2011

**DESCRIPTION FOR 804 BANK.JPG**

**CODE CASE NBR**
2011081844

**IMAGE DATE**
3/5/2013

**DESCRIPTION FOR PICTURE 071.JPG**

**CODE CASE NBR**
2011081844

**IMAGE DATE**
3/5/2013

**DESCRIPTION FOR PICTURE 072.JPG**

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
Printed on 1/30/2017 2:03:13 PM
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</table>
CODE CASE NBR | IMAGE DATE
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2011081844 | 1/30/2017

IMAGE DESCRIPTION
804 Bank Street
100 E 1st St, Winston-Salem, NC to 804 W Bank St, Winston-Salem, NC 27101

Drive 1.0 mile, 4 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   121 ft

2. Turn right at the 1st cross street onto S Church St
   0.2 mi

3. Turn right onto Cemetery St
   489 ft

4. Turn left onto S Liberty St
   407 ft

5. Continue onto Old Salem Rg
   0.3 mi

6. Turn right onto W Academy St
   0.3 mi

7. Turn right onto Laurel St
   Destination will be on the left
   322 ft

804 W Bank St
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013091754
PROPERTY ADDRESS 1438 E SEDGEFIELD DR
TAX BLOCK 2972 LOT(s) 100
WARD SOUTHEAST
PROPERTY OWNER(s) ANGELA INZAR
LIS PENDENS 14m908 FILED 6/9/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/30/2013_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _11/8/2013_. The Hearing was held on _12/2/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___.

2. The Finding and Order was issued on _1/30/2014_ and service was obtained by certified x regular x post x hand delivery ____, and publication ____ on _2/5/2014_. The Order directed the owner to _vacate and close or repair_ the dwelling within _30_ days from receipt. Time for compliance expired on _3/5/2014_. The dwelling was found vacated and closed on _____________.

3. The dwelling became eligible for demolition under the six (6) month rule on _3/5/2014_.

4. The notification letter was sent _1/13/2017_ 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 _2/14/2017_. 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 $2,012 Fair market value $22,972

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.
<table>
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<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>784903</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>784904</td>
<td>OTHER - SECURE HANDRAIL IN FRONT</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>784905</td>
<td>REPAIR RETAINING WALL - LOOSE BRICKS</td>
<td>UNFIT V-10-197(H)(5)</td>
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<tr>
<td>784906</td>
<td>OTHER - PROVIDE COVER FOR OUTSIDE VENT</td>
<td>UNFIT V-10-197</td>
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# CD-Plus Report - Code Case Images

<table>
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<tbody>
<tr>
<td>2013091754</td>
<td>1/18/2017</td>
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</table>

**IMAGE DESCRIPTION**

1438 Sedgefield Drive

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<table>
<thead>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013091754</td>
<td>1/18/2017</td>
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</table>

**IMAGE DESCRIPTION**

1438 Sedgefield Drive

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<table>
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<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013091754</td>
<td>1/18/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1438 Sedgefield Drive
100 E 1st St, Winston-Salem, NC 27101 to 1438 E Sedgefield Dr

Drive 2.9 miles, 10 min

Take Rams Dr and S Martin Luther King Jr Dr to Peachtree St

1. Head east on E 1st St toward N Church St 7 min (2.2 mi)

2. E 1st St turns right and becomes E Salem Ave 0.2 mi

3. Turn left onto Rams Dr 0.4 mi

4. Turn right onto S Martin Luther King Jr Dr 0.5 mi

5. Turn left onto Argonne Blvd SE 0.8 mi

6. Turn left onto Peachtree St 0.3 mi

7. Turn right onto Pleasant St 0.2 mi

8. Turn left at the 1st cross street onto E Sedgefield Dr 0.1 mi

Destination will be on the left 0.4 mi

1438 E Sedgefield Dr
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC+27101/1438+E+Sedgefield+Dr
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015020548
PROPERTY ADDRESS  2618 SINK ST
TAX BLOCK  1928 LOT(s)  023
WARD  SOUTHEAST
PROPERTY OWNER(s)  JOHN EMORY & PARTHELIA JOHNSON
LIS PENDENS  _15m955_ FILED  7/10/2015

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _2/26/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _2/27/2015_. The Hearing was held on _3/30/2015_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on _6/17/2015_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _6/18/2015_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _7/18/2015_. The dwelling was found vacated and closed on _7/31/2015_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/31/2015_.

4. The notification letter was sent _1/13/2017_ 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 _2/14/2017_. 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 (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  $2,680 _______ Fair market value  $7,965 _______

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.

-497-
# CODE DEFICIENCIES - EXHIBIT A

## CASE NO: 2015020548

### 2618 SINK ST

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<tr>
<td>820215</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>COMPLIED V-10-197(B)(3)</td>
</tr>
<tr>
<td>820216</td>
<td>OTHER - PROVIDE SCREEN ON ALL FOUNDATION VENTS</td>
<td>COMPLIED V-10-197</td>
</tr>
<tr>
<td>820218</td>
<td>REPAIR OR REPLACE FRONT PORCH CEILING - IN REAR</td>
<td>COMPLIED V-10-197(G)(7)</td>
</tr>
<tr>
<td>820219</td>
<td>PROVIDE SAFE STEPS TO SERVE EXITS - IN FRONT</td>
<td>COMPLIED V-10-197(C)(2)</td>
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<tr>
<td>820220</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - IN LIVING ROOM</td>
<td>COMPLIED V-10-197(F)(1)</td>
</tr>
<tr>
<td>820221</td>
<td>REPAIR PLUMBING LEAK IN KITCHEN - SINK</td>
<td>COMPLIED V-10-197(D)(15)</td>
</tr>
<tr>
<td>820222</td>
<td>RESEAT COMMODE</td>
<td>COMPLIED V-10-197(D)(10)</td>
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<tr>
<td>820224</td>
<td>OTHER - REPAIR HOLE UNDER SINK</td>
<td>COMPLIED V-10-197</td>
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<tr>
<td>820225</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR - IN ALL BED ROOM AND OUTSIDE BED ROOMS</td>
<td>COMPLIED V-10-197(L)(1)</td>
</tr>
<tr>
<td>820226</td>
<td>REPAIR PLUMBING LEAK IN BATH - BATH ROOM SINK AND TUB</td>
<td>COMPLIED V-10-197(D)(15)</td>
</tr>
<tr>
<td>820227</td>
<td>REPAIR DEFECTIVE FLOORING - IN BATH ROOM</td>
<td>COMPLIED V-10-197(G)(2)</td>
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<tr>
<td>820223</td>
<td>OTHER - UNSTOP DRAIN FOR WASHING MACHINE</td>
<td>UNFIT V-10-197</td>
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<tr>
<td>820227</td>
<td>OTHER - REMOVE WATER IN BASEMENT</td>
<td>UNFIT V-10-197</td>
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DARYL GREEN - (336)734-1276
<table>
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<tbody>
<tr>
<td>2015020548</td>
<td>1/18/2017</td>
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</table>

**IMAGE DESCRIPTION**

2618 Sink Street
100 E 1st St, Winston-Salem, NC 27101 to 2618 Sink Street, Winston-Salem, NC 27107

Drive 4.6 miles, 8 min

100 E 1st St
Winston-Salem, NC 27101

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S


8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point
9. Take exit 195 for Clemmonsville Rd toward NC-109/Thomasville

Continue on Clemmonsville Rd. Drive to Sink St

10. Turn left onto Clemmonsville Rd
11. Turn right onto Sink St
   Destination will be on the right

2618 Sink St
Winston-Salem, NC 27107

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

CASE SUMMARY - HOUSING FILE NO. 2015011054
PROPERTY ADDRESS 2733 DUDLEY ST
TAX BLOCK 1619 LOT(s) 023
WARD SOUTHEAST
PROPERTY OWNER(s) RUTH H POWELL
LIS PENDENS __15m486__ FILED 4/18/2015

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued __2/18/2015__ and service was obtained by certified mail x regular x post x hand delivery__, and publication____ on __2/20/2015__. The Hearing was held on __3/20/2015__ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on __3/25/2015__ and service was obtained by certified x regular x post x hand delivery____, and publication ____ on __3/27/2015__. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on __4/27/2015__. The dwelling was found vacated and closed on __4/28/2015__.

3. The dwelling became eligible for demolition under the six (6) month rule on __9/2/2015__.

4. The notification letter was sent __1/17/2017__ 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 __2/14/2017__ . 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 (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 $782 Fair market value $3,710

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.
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>819407</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS - FRONT</td>
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<td>819405</td>
<td>REPAIR FOUNDATION VENTS -</td>
<td>UNFIT V-10-197(H)(6)(B)</td>
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<td>819406</td>
<td>REPAIR FOUNDATION - IN REAR CRACKS</td>
<td>UNFIT V-10-197(G)(1)</td>
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**IMAGE DESCRIPTION**
2733 Dudley Street

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<th>IMAGE DATE</th>
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</thead>
<tbody>
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<td>1/18/2017</td>
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**IMAGE DESCRIPTION**
2733 Dudley Street

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<tbody>
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<td>1/18/2017</td>
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</table>

**IMAGE DESCRIPTION**
2733 Dudley Street
C-2.ax.          DRAFT

CODE CASE NBR    IMAGE DATE
2015011054       1/18/2017

IMAGE DESCRIPTION
2733 Dudley Street

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
Printed on 1/27/2017 3:02:36 PM
Page 2
Drive 4.9 miles, 9 min

100 E 1st St, Winston-Salem, NC 27101 to 2733 Dudley Street, Winston-Salem, NC

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St 2 min (0.5 mi)
2. Turn right at the 1st cross street onto S Church St 138 ft
3. Turn right onto Cemetery St 0.2 mi
4. Turn right at the 1st cross street onto S Main St 230 ft
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S 180 ft


8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point 0.7 mi
9. Take exit 195 for Clemmonsivey Rd toward NC-109/Thomasville 0.2 mi

Continue on Clemmonsiville Rd. Drive to Dudley St

10. Turn left onto Clemmonsiville Rd 3 min (0.8 mi)
11. Turn right onto Dudley St

Destination will be on the left 0.2 mi

2733 Dudley St
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _09/15/2011_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _09/19/2011_. The Hearing was held on _10/17/2011_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_.

2. The Finding and Order was issued on _11/9/2011_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _11/19/2011_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _12/19/2011_. The dwelling was found vacated and closed on _12/27/2011_.

3. The dwelling became eligible for demolition under the six (6) month rule on _06/27/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 $230.00 _______ Fair market value $20,454.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>713362</td>
<td>REPLACE BROKEN WINDOW PANES - ON SIDE DOOR</td>
<td>COMPLIED V-10-197(B)(4)</td>
</tr>
<tr>
<td>713363</td>
<td>PROVIDE DOOR - TO BASEMENT</td>
<td>COMPLIED V-10-197(A)(15)</td>
</tr>
<tr>
<td>713365</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING - LIVING RM</td>
<td>COMPLIED V-10-197(G)(2)</td>
</tr>
<tr>
<td>713366</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - LIVING RM AND BEDRM#1</td>
<td>COMPLIED V-10-197(G)(4)</td>
</tr>
<tr>
<td>713369</td>
<td>OTHER - SENT LETTER TO SECURE</td>
<td>COMPLIED V-10-197</td>
</tr>
<tr>
<td>713368</td>
<td>REPAIR COMMODE -</td>
<td>UNFIT V-10-197(D)(2)</td>
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CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
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<td>1/24/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

1060 BETTY DRIVE

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<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2011071565</td>
<td>1/24/2017</td>
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</table>

**IMAGE DESCRIPTION**

1060 BETTY DRIVE

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<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
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<td>1/24/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1060 BETTY DRIVE

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<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
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<tbody>
<tr>
<td>2011071565</td>
<td>1/24/2017</td>
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</table>

**IMAGE DESCRIPTION**

1060 BETTY DRIVE
C-2.ay.      DRAFT

CODE CASE NBR: 2011071565
IMAGE DATE: 1/24/2017

IMAGE DESCRIPTION
1060 BETTY DRIVE

Winston Salem
CD-Plus for Windows 98/2000/XP

Printed on 1/26/2017 11:59:22 AM
Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S


8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point
9. Take exit 195 for Clemmons Rd toward NC-109/Thomasville

Continue on NC-109 S/Thomasville Rd. Drive to Betty Dr

10. Turn right onto NC-109 S/Thomasville Rd
11. Turn right onto Louise Rd
12. Turn left onto Betty Dr

Destination will be on the left
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2011050289
PROPERTY ADDRESS 3548 THOMASVILLE RD
TAX BLOCK 2665 LOT(s) 038
WARD SOUTHEAST
PROPERTY OWNER(s) SERGIO REYES SIBAJA
LIS PENDENS _11M3074____FILED_10/21/2011____

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _07/14/2011__ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _07/16/2011_. The Hearing was held on _8/15/2011_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___.

2. The Finding and Order was issued on _9/29/2011_ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _09/30/2011_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _10/30/2011_. The dwelling was found vacated and closed on _11/04/2011_.

3. The dwelling became eligible for demolition under the six (6) month rule on _05/04/2012__.

4. The notification letter was sent _01/13/2017___ 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 _02/14/2017_. 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 $4,232.00 ______ Fair market value $42,905.00 ______

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2011050289

3548 THOMASVILLE RD

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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</thead>
<tbody>
<tr>
<td>704680</td>
<td>REPAIR OR REPLACE HANDRAIL AT INTERIOR STEPS -</td>
<td>MINOR V-10-197(G)(8)</td>
</tr>
<tr>
<td>704673</td>
<td>REPLACE BROKEN WINDOW PANES - ON SIDE AND REAR</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>704674</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - IN KITCHEN AND LIVING RM DINNING RM AND BATH</td>
<td>UNFIT V-10-197(G)(4)</td>
</tr>
<tr>
<td>704677</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING - IN HALL</td>
<td>UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>704683</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR - IN ALL BEDROOMS</td>
<td>UNFIT V-10-197(L)(1)</td>
</tr>
</tbody>
</table>
CD-Plus Report - Code Case Images

CODE CASE NBR    IMAGE DATE
2011050289       1/24/2017

IMAGE DESCRIPTION
3548 Thomasville Road

CODE CASE NBR    IMAGE DATE
2011050289       1/24/2017

IMAGE DESCRIPTION
3548 Thomasville Road

CODE CASE NBR    IMAGE DATE
2011050289       1/24/2017

IMAGE DESCRIPTION
3548 Thomasville Road

WINSTON SALEM
CD-Plus for Windows 98/2000/XP

Printed on 1/26/2017 4:26:23 PM
Page 1
3548 Thomasville Road
100 E 1st St, Winston-Salem, NC to 3548 Thomasville Rd

Drive 5.2 miles, 8 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   2 min (0.5 mi) 121 ft
2. Turn right at the 1st cross street onto S Church St
   0.2 mi
3. Turn right onto Cemetery St
   230 ft
4. Turn right at the 1st cross street onto S Main St
   180 ft
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   0.2 mi


   6 min (4.1 mi) 0.2 mi
   2.5 mi
8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point
   0.7 mi
9. Take exit 195 for Clemmonsview Rd toward NC-109/Thomasville
   0.7 mi
10. Turn right onto NC-109 S/Thomasville Rd
    1 min (0.6 mi) Destination will be on the right

3548 Thomasville Rd
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011090074
PROPERTY ADDRESS 907 FERNDALE AV
TAX BLOCK 1817A LOT(s) 005B
WARD SOUTHEAST
PROPERTY OWNER(s) DONNA H BRENDLE & BOBBY R BRENDLE
LIS PENDENS _12M559____ FILED _02/14/2012_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/20/2011_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _10/30/2011_. The Hearing was held on _11/11/2011_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___.

2. The Finding and Order was issued on _12/28/2011_ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _01/07/2012_. The Order directed the owner to **vacate and close or repair** the dwelling within _30_ days from receipt. Time for compliance expired on _02/07/2012_. The dwelling was found vacated and closed on _03/27/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _09/27/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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) Citizen contacted staff and will attend meeting.

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 $966.00  Fair market value $10,000.00

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.** This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>718181</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>718180</td>
<td>REPLACE CRACKED WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>718182</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>718183</td>
<td>REPAIR BACK SCREEN DOOR</td>
<td>UNFIT V-10-197(A)(15)</td>
</tr>
</tbody>
</table>
## CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
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<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2011090074</td>
<td>1/24/2017</td>
</tr>
</tbody>
</table>

### IMAGE DESCRIPTION

907 Ferndale Avenue
907 Ferndale Avenue
100 E 1st St, Winston-Salem, NC to 907 Ferndale Ave

Drive 4.7 miles, 9 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   2 min (0.5 mi)

2. Turn right at the 1st cross street onto S Church St
   121 ft

3. Turn right onto Cemetery St
   0.2 mi

4. Turn right at the 1st cross street onto S Main St
   230 ft

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   180 ft


   5 min (3.6 mi)

   0.2 mi

8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point
   2.5 mi

9. Take exit 195 for Clemmonsvoice Rd toward NC-109/Thomasville
   0.7 mi

Take Rosie St to Ferndale Ave

10. Turn right onto Clemmonsvoice Rd
    2 min (0.6 mi)

11. Turn left onto Clemmonsvoice Cir
    0.1 mi

12. Turn left onto Woodcote St SE
    125 ft

13. Turn right onto Rosie St
    397 ft

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC/907+Ferndale+Ave...
14. Turn left onto **Ferndale Ave**

Destination will be on the left

907 Ferndale Ave

Winston-Salem, NC 27107

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

CASE SUMMARY - HOUSING FILE NO. 201110220
PROPERTY ADDRESS 3688 SOUTHDALE AV
TAX BLOCK 1390 LOT(s) 205
WARD SOUTHEAST
PROPERTY OWNER(s) LARRY D LUCAS
LIS PENDENS 12M1036 FILED 03/20/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 01/13/2012 and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on 01/25/2012_. The Hearing was held on 2/13/2012 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes x no__.

2. The Finding and Order was issued on 2/23/2012 and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _02/28/2012_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _03/28/2012_. The dwelling was found vacated and closed on _04/30/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _10/30/2012_.

4. The notification letter was sent 01/13/2017 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 _02/14/2017_. 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 $3,691.00 Fair market value $9,037.00

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>723894</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR</td>
<td>UNFIT V-10-197(G)(7)</td>
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<tr>
<td>723895</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - FRONT ROOM</td>
<td>UNFIT V-10-197(G)(4)</td>
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<tr>
<td>723891</td>
<td>REPLACE BROKEN WINDOW PANES  -</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>723892</td>
<td>REPAIR SOFFIT AND/OR FACIA    - LEFT SIDE</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>723893</td>
<td>REPAIR DOOR  - FRONT AND SIDE</td>
<td>UNFIT V-10-197(A)(15)</td>
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CD-Plus Report - Code Case Images

CODE CASE NBR       IMAGE DATE
2011110220         11/3/2011

IMAGE DESCRIPTION
3688 Southdale Avenue

CODE CASE NBR       IMAGE DATE
2011110220         1/24/2017

IMAGE DESCRIPTION
3688 Southdale Avenue

CODE CASE NBR       IMAGE DATE
2011110220         1/24/2017

IMAGE DESCRIPTION
3688 Southdale Avenue

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
Printed on 1/26/2017 12:09:35 PM
C-2.bb. DRAFT

CODE CASE NBR: 2011110220
IMAGE DATE: 1/24/2017

IMAGE DESCRIPTION
3688 Southdale Avenue

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
Printed on 1/26/2017 12:09:36 PM  Page 2
100 E 1st St, Winston-Salem, NC to 3688 Southdale Ave

Drive 4.9 miles, 8 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St
1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take US-52 S to Clemmonsville Rd. Take exit 105 from US-52 S
8. Keep left to continue on US-52 S
9. Take exit 105 for Clemmonsville Rd

Follow Clemmonsville Rd to Southdale Ave
10. Turn left onto Clemmonsville Rd
11. Turn right onto Southdale Ave
12. Turn right to stay on Southdale Ave

Destination will be on the right

3688 Southdale Ave
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 201110569
PROPERTY ADDRESS 2319 WAUGHTOWN ST
TAX BLOCK 2595 LOT(s) 009
WARD SOUTHEAST
PROPERTY OWNER(s) JOHN W METTLE
LIS PENDENS 12M1771 FILED 06/22/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _03/27/2012_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _04/04/2012_. The Hearing was held on _4/26/2012_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___

2. The Finding and Order was issued on _5/7/2012_ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _.05/17/2012_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _06/17/2012_. The dwelling was found vacated and closed on _06/21/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _12/21/2012_.

4. The notification letter was sent _01/17/2017_ 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 _02/14/2017_. 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 _$300.00_ Fair market value _$84,432.00_

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. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
CASE NO: 201110569
2319 WAUGHTOWN ST

<table>
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<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>724479</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR</td>
<td>UNFIT V-10-197(G)(7)</td>
</tr>
</tbody>
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### CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
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</thead>
<tbody>
<tr>
<td>2011110569</td>
<td>2/25/2013</td>
<td>2319 Waughtown Street</td>
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<tr>
<td>2011110569</td>
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<td>2011110569</td>
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C-2.bc. DRAFT

CODE CASE NBR   IMAGE DATE
2011110569     1/19/2017

IMAGE DESCRIPTION
2319 Waughtown Street

CODE CASE NBR   IMAGE DATE
2011110569     1/19/2017

IMAGE DESCRIPTION
2319 Waughtown Street
100 E 1st St, Winston-Salem, NC to 2319 Waughtown St, Winston-Salem, NC 27107

Drive 4.6 miles, 10 min

1. Head east on E 1st St toward N Church St
   - 121 ft
2. Turn right at the 1st cross street onto S Church St
   - 0.2 mi
3. Turn right onto Cemetery St
   - 230 ft
4. Turn right at the 1st cross street onto S Main St
   - 180 ft
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   - 0.4 mi
   - 1.4 mi
7. Take exit 108A for Waughtown St
   - 0.2 mi
8. Turn left onto Waughtown St
   - Destination will be on the left
   - 2.3 mi

2319 Waughtown St
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/28/2015_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _01/06/2016_. The Hearing was held on _1/27/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no__ x__.

2. The Finding and Order was issued on _2/8/2016_ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _02/18/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _03/18/2016_. The dwelling was found vacated and closed on _05/10/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/10/2016_.

4. The notification letter was sent _01/17/2017_ 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 _02/14/2017_. 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 (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 _$1,897.00_ Fair market value _$4,330.00_

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:** 2015110978  
**NEIGHBORHOOD CONSERVATION OFFICER:** SHAWN HELM - (336)734-1271  
**836 FERNDALE AV**

### VIOLATION DESCRIPTION

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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</thead>
<tbody>
<tr>
<td>842391</td>
<td>OTHER - REMOVE MOLD/MILDEW (FRONT BEDROOM)</td>
<td>MINOR V-10-197</td>
</tr>
<tr>
<td>842390</td>
<td>REPLACE BROKEN WINDOW PANES - FRONT</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>842392</td>
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<td>UNFIT V-10-197(B)(3)</td>
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## CD-Plus Report - Code Case Images

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**IMAGE DESCRIPTION**

DESCRIPTION FOR DSC05874.JPG

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**IMAGE DESCRIPTION**

DESCRIPTION FOR DSC05875.JPG

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**IMAGE DESCRIPTION**
100 E 1st St, Winston-Salem, NC to 836 Ferndale Ave

Drive 4.7 miles, 8 min

Get on I-40 Bus E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 Bus E/US-158 E/US-421 S


8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point

9. Take exit 195 for Clemmonsville Rd toward NC-109/Thomasville

Take Rosie St to Ferndale Ave

10. Turn right onto Clemmonsville Rd

11. Turn left onto Clemmonsville Cir

12. Turn left onto Woodcote St SE

13. Turn right onto Rosie St
14. Turn right onto Ferndale Ave

- Destination will be on the left

836 Ferndale Ave
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2011090074
PROPERTY ADDRESS 907 FERNDALE AV
TAX BLOCK 1817A LOT(s) 005B
WARD SOUTHEAST
PROPERTY OWNER(s) DONNA H BRENDLE & BOBBY R BRENDLE
LIS PENDENS _12M559____ FILED __02/14/2012__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/20/2011_ and service was obtained by certified mail x regular x post x hand delivery ___, and publication___ on _10/30/2011_. The Hearing was held on _11/11/2011_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no x_.

2. The Finding and Order was issued on _12/28/2011_ and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _01/07/2012_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _02/07/201_____. The dwelling was found vacated and closed on _03/27/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _09/27/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 (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 $966.00 __________ Fair market value $2,713.00 __________

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: 2015120170

916 FERNDALE AV

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<tr>
<td>843595</td>
<td>REPLACE BROKEN WINDOW PANES - LEFT SIDE</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>842655</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS -</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
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Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   - 2 min (0.5 mi)
   - 121 ft

2. Turn right at the 1st cross street onto S Church St
   - 0.2 mi
   - 230 ft

3. Turn right onto Cemetery St
   - 0.2 mi
   - 180 ft

4. Turn right at the 1st cross street onto S Main St
   - 0.2 mi

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   - 0.2 mi


   - 5 min (3.6 mi)
   - 0.2 mi

   - 2.5 mi

8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point
   - 0.7 mi

9. Take exit 195 for Clemmonsville Rd toward NC-109/Thomasville
   - 0.2 mi

Take Rosie St to Ferndale Ave

10. Turn right onto Clemmonsville Rd
   - 2 min (0.6 mi)
   - 0.1 mi

11. Turn left onto Clemmonsville Cir
   - 125 ft

12. Turn left onto Woodcote St SE
   - 397 ft

13. Turn right onto Rosie St
   - 0.4 mi
14. Turn left onto Ferndale Ave

Destination will be on the right

916 Ferndale Ave
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2011081691
PROPERTY ADDRESS 4225 OGBURN AV
TAX BLOCK 1516 LOT(s) 121
WARD NORTHEAST
PROPERTY OWNER(s) ISAIAH RHODY RENEE RHODY
LIS PENDENS 12M932 FILED 03/08/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued on 01/20/2012 and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on 01/30/2012. The hearing was held on 2/20/2012 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes x no_.

2. The Finding and Order was issued on 02/23/2012 and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on 03/05/2012. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on 04/05/2012. The dwelling was found vacated and closed on 04/09/2012.

3. The dwelling became eligible for demolition under the six (6) month rule on 10/05/2012.

4. The notification letter was sent 01/13/2017 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 02/14/2017. 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 $3,424.00 Fair market value $17,291.00

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: 2011081691

4225 OGBURN AV

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

<table>
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<tr>
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<td>717208</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>MINOR V-10-197(G)(6)</td>
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<td>717209</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
<td>MINOR V-10-197(G)(6)</td>
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<td>717210</td>
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<td>MINOR V-10-197(G)(3)</td>
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<td>717211</td>
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<td>MINOR V-10-197(G)(3)</td>
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<td>717204</td>
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<td>717205</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
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<td>717206</td>
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## CD-Plus Report - Code Case Images

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### IMAGE DESCRIPTION

4225 Ogburn Avenue

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**CD-Plus for Windows 98/2000/XP**

Printed on 1/26/2017 4:32:12 PM

Page 1

WINSTON SALEM

CD-Plus for Windows 98/2000/XP
C-2.bf.      DRAFT

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**IMAGE DESCRIPTION**

4225 Ogburn Avenue
CODE CASE NBR: 2011081691

IMAGE DATE: 1/25/2017

IMAGE DESCRIPTION:
4225 Ogburn Avenue

C-2.bf.      DRAFT
100 E 1st St, Winston-Salem, NC to 4225 Ogburn Ave

Get on I-40BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   - Continue to follow NC-8 N/US-52 N
8. Take exit 112 for Akron Dr

Drive to Ogburn Ave

9. Turn right onto Akron Dr
10. Turn left onto Ogburn Ave

Destination will be on the right

4225 Ogburn Ave
Winston-Salem, NC 27105

Drive 5.0 miles, 9 min

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC/4225+Ogburn+Ave+...
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
City Council – Action Request Form

Date: February 1, 2017
To: The City Manager
From: D. Ritchie Brooks, Community Development Department

Council Action Requested:
The adoption of an Ordinance ordering the Community 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

<table>
<thead>
<tr>
<th>Owner</th>
<th>Property Location</th>
<th>Block &amp; Lot(s)</th>
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<tbody>
<tr>
<td>Minnie &amp; Kasandra Miller</td>
<td>542 Edna Street (accy. bldg.)</td>
<td>1557, 156</td>
</tr>
<tr>
<td>Robert L. Evans</td>
<td>2803 Old Greensboro Road</td>
<td>1556, 132</td>
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<td>Joyce E. Berry</td>
<td>844 N. Jackson Avenue</td>
<td>0440, 470</td>
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<td>Duwood A. Jones</td>
<td>1835 E. 4th Street</td>
<td>1265, 016</td>
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<td>Conrex Keystone Residential Prop.</td>
<td>3101 Old Greensboro Road (accy. bldg.)</td>
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<td>Rosa B. Canty</td>
<td>526 N. Graham Avenue</td>
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<td>Cornelius Maurice Cathcart</td>
<td>2228 Flag Street (accy. bldg.)</td>
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<td>Triad Asset Management LLC</td>
<td>132 N. Dunleith Avenue</td>
<td>0532, 036</td>
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<td>Norman Wayne Coleman</td>
<td>1450 Harrison Avenue</td>
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<tr>
<td>Laura Powell</td>
<td>2518 N. Cherry Street</td>
<td>1448,173</td>
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<td>Wilma Hampton Brown</td>
<td>717 W. 25th Street (accy. bldg.)</td>
<td>1454,155</td>
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<td>First Mortgage of NC</td>
<td>141 Alspaugh Street</td>
<td>2026,105</td>
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<td>Nathaniel F. Wilson</td>
<td>5325 Shattalon Drive (accy. bldg.)</td>
<td>3491,024B</td>
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<tr>
<td>Patsy O. Hairston</td>
<td>4664 Superior Drive</td>
<td>2093,013</td>
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<td>Triad Residential Solutions LLC</td>
<td>1704 Thurmond Street</td>
<td>1357,015</td>
</tr>
<tr>
<td>Isaiah &amp; Renee Rhody</td>
<td>4225 Ogburn Avenue (accy. bldg.)</td>
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Committee Action:

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<th>Action</th>
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</thead>
<tbody>
<tr>
<td>For</td>
<td>Against</td>
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</table>

Remarks:
Summary of Information: (cont.)
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

<table>
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<th>Block &amp; Lot(s)</th>
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<tr>
<td>Mt. Sinai Full Gospel Deliverance</td>
<td>2539 Ansonia Street</td>
<td>1217,170</td>
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<tr>
<td>Willie A. Gabriel</td>
<td>2201 Elbon Drive (accy. bldg.)</td>
<td>2565,100</td>
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<tr>
<td>Phillip Lee Brinkley</td>
<td>823 Efird Street</td>
<td>1501,143</td>
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<tr>
<td>Myrtle &amp; Tracey Coad</td>
<td>4107 Rosa Street</td>
<td>2221,008</td>
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<tr>
<td>Geraldine W. Berry</td>
<td>1241 Waughtown Street (accy. bldg.)</td>
<td>1980,009</td>
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<tr>
<td>Rickey &amp; Charlene Guest</td>
<td>0 Colleen Avenue</td>
<td>2628,014</td>
</tr>
<tr>
<td>Bruce McLaughlin</td>
<td>4130 Macarthur Street</td>
<td>2368,203</td>
</tr>
<tr>
<td>Teresa Pfau</td>
<td>112 S. Gordon Drive (accy. bldg.)</td>
<td>1467,113</td>
</tr>
</tbody>
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TO: Tiffany Harris and Candace Dobson
FROM: Michelle M. McCullough
DATE: January 23, 2017
SUBJECT: Demolitions for February 14, 2017
Community Development/Housing/General Government Committee Meeting

Historic Resources staff has reviewed the approximately 100 properties that are scheduled to go before the Community Development/Housing/General Government Committee on February 14, 2017 for demolition consideration. Below is a list of contributing structures in National Register of Historic Places districts.

Properties located in National Register Historic Districts:
120 N. Spring Street – Holly Avenue Historic District
844 N. Jackson Avenue – Reynoldstown Historic District
2319 Waughtown Street - Waughtown/Belview Historic District
1241 Waughtown Street (accessory building) - Waughtown/Belview Historic District
804 W. Bank Street – West Salem Historic District
727 Laurel Street – West Salem Historic District

Historic Resources staff has concerns about the loss of structures in the City’s National Register Historic Districts; therefore, I have sent notice to Preservation Forsyth, the local Historic Preservation non-profit organization to advise them of this potential loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County. None of the buildings are designated a Local Historic Landmark or located within designated local historic districts.

If demolition for these structures are approved, Historic Resources staff would like to request that the Community and Business Development Department have the structures 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.

Additionally, recent discussions at City Council and Council Committee meetings have indicated a concern for the loss of structures in historically African-American neighborhoods. These discussions are continuing, but for Council Members information, I have added an additional list of structures in historically African-American neighborhoods as presented in the latest survey documentation, that are not currently National Register designated.

Properties located in historically African-American Neighborhoods:
717 W. 25th Street– Alta Vista
2306 Glenn Ave – Bon Air-Greenway Place
2404 Gilmer Ave – Bon Air-Greenway Place
2841 N. Patterson Avenue – Bon Air-Greenway Place
515 E. 25th Street – Bon Air-Greenway Place
Properties located in historically African-American Neighborhoods Continued:
314 27th Street – Bon Air-Greenway Place
2506 Gilmer Ave – Bon Air-Greenway Place
1412 Thurmond Street – Boston Cottages
1704 Thurmond Street – Boston Cottages
1700 Thurmond Street – Boston Cottages
526 N. Graham Avenue – Cameron Park/East Winston
1321 E. 2nd Street – Cameron Park/East Winston
1200 Gholson Avenue – Colombia Heights Ext.
1506 Williamson Street – Colombia Heights Ext.
1534 Williamson Street– Colombia Heights Ext.
519 Pitts Street – Happy Hill
716 Pitts Street– Happy Hill
704 Alexander Street– Happy Hill
1060 Betty Drive- Easton
1835 E. 4th Street- Skyland

cc Ritchie Brooks, Director, Community and Business Development
Preservation 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 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 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. 201101179
PROPERTY ADDRESS 542 EDNA ST ACC BLDG
TAX BLOCK 1557 LOT(s) 156
WARD EAST
PROPERTY OWNER(s) MINNIE WILSON MILLER KASANDRA MILLER
LIS PENDENS _12M395__ FILED 02/09/2012__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/13/2011_ and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on _12/19/2011_. The hearing was held on 1/12/2012 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes_x no__.

2. The Finding and Order was issued on _1/31/2012_ and service was obtained by certified mail x regular x post x hand delivery__ publication ___ on _02/13/2012_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on _03/13/2012_. The dwelling was found vacated and closed on _03/16/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _09/16/2012_.

4. The notification letter was sent _01/17/2017_ 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 _02/14/2017_. 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 $1,997.00 Fair market value $1,000.00

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.
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<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<td>722913</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<td>722914</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
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<td>722920</td>
<td>REPAIR DOOR</td>
<td>MINOR V-10-197(A)(15)</td>
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<td>722921</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td></td>
</tr>
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</tr>
<tr>
<td>2011101179</td>
<td>10/25/2011</td>
<td></td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

542 Edna Street (accy. bldg.)

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011101179</td>
<td>1/27/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

542 Edna Street (accy. bldg.)

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011101179</td>
<td>1/27/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

542 Edna Street (accy. bldg.)
C-3.a. DRAFT

542 Edna Street (acct. bldg.)
100 E 1st St, Winston-Salem, NC to 542 Edna St, Winston-Salem, NC 27101

Drive 2.3 miles, 8 min

1. Head east on E 1st St toward N Church St
   - 466 ft
2. Turn left at the 2nd cross street onto N Chestnut St
   - 0.2 mi
3. Turn right onto E 3rd St
   - 0.2 mi
4. At the traffic circle, take the 2nd exit onto 3rd St E
   - 1.0 mi
5. Turn right onto E 5th St
   - 289 ft
6. Turn left onto Old Greensboro Rd NE
   - 0.6 mi
7. Turn left onto Edna St
   - Destination will be on the right
   - 0.1 mi

542 Edna St, Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012120820
PROPERTY ADDRESS 2803 OLD GREENSBORO RD
TAX BLOCK 1556 LOT(s) 132
WARD EAST
PROPERTY OWNER(s) ROBERT L EVANS
LIS PENDENS __13M1200____ FILED __06/03/2013___

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued __03/13/2013__ and service was obtained by certified mail x regular x post x hand delivery __, and publication ___ on __03/28/2013__. The Hearing was held on __04/12/2013__ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes x no ___.

2. The Finding and Order was issued on and service was __05/08/2013__ obtained by certified x regular x post x hand delivery ___, and publication ___ on __05/16/2013__. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on __06/16/2013__. 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 __02/13/2014__.

4. The notification letter was sent __01/17/2017__ 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 __02/14/2017__. 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 (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to 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 __$7,003.00___ Fair market value __8,014.00___
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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>756662</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>756663</td>
<td>REGLAZE WINDOWS</td>
<td>MINOR V-10-197(B)(4)</td>
</tr>
<tr>
<td>756664</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>756660</td>
<td>REPAIR OR REPLACE FRONT PORCH CEILING</td>
<td>MINOR V-10-197(G)(7)</td>
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<tr>
<td>756661</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>756655</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>756656</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
</tr>
<tr>
<td>756659</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR</td>
<td>UNFIT V-10-197(G)(7)</td>
</tr>
</tbody>
</table>
## CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
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<tbody>
<tr>
<td>2012120820</td>
<td>12/13/2012</td>
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</table>

**IMAGE DESCRIPTION**

2803 Old Greensboro Road

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2012120820</td>
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</table>

**IMAGE DESCRIPTION**

2803 Old Greensboro Road

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012120820</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

2803 Old Greensboro Road
C-3.b. DRAFT

2803 Old Greensboro Road
100 E 1st St, Winston-Salem, NC to 2803 Old Greensboro Rd

Drive 2.3 miles, 7 min

1. Head east on E 1st St toward N Church St 466 ft
2. Turn left at the 2nd cross street onto N Chestnut St 0.2 mi
3. Turn right onto E 3rd St 0.2 mi
4. At the traffic circle, take the 2nd exit onto 3rd St E 1.0 mi
5. Turn right onto E 5th St 289 ft
6. Turn left onto Old Greensboro Rd NE
   Destination will be on the left 0.6 mi

2803 Old Greensboro Rd
Winston-Salem, NC 27106

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015120155
PROPERTY ADDRESS 844 N JACKSON AV
TAX BLOCK 0440 LOT(s) 470
WARD EAST
PROPERTY OWNER(s) JOYCE E BERRY
LIS PENDENS 16M474 FILED 03/16/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/23/2015_ and service was obtained by certified mail x regular x post x hand delivery __, and publication___ on _02/01/2016_. The Hearing was held on _1/22/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no___.

2. The Finding and Order was issued on _2/1/2016_ and service was obtained by certified x regular x post x hand delivery __, and publication ___ on _02/01/2016_. The Order directed the owner to vacate and close or repair the dwelling within _30_ days from receipt. Time for compliance expired on _03/11/2016_. The dwelling was found vacated and closed on _05/11/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/04/2016_.

4. The notification letter was sent _01/17/2017_ 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 _02/14/2017_. 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 more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair _$5,342.00___ Fair market value _$4,836.00___

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.
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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>842630</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
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<tr>
<td>842631</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>842629</td>
<td>REPLACE BROKEN WINDOW PANES - BACK UNFIT</td>
<td>V-10-197(B)(4)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
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<tr>
<td>2015120155</td>
<td>1/23/2017</td>
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</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

844 N. Jackson Avenue

---

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015120155</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

844 N. Jackson Avenue

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<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015120155</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

844 N. Jackson Avenue
100 E 1st St, Winston-Salem, NC to 844 N Jackson Ave, Winston-Salem, NC 27101

Drive 1.8 miles, 7 min

100 E 1st St
Winston-Salem, NC 27101

↑ 1. Head east on E 1st St toward N Church St
   32 s (466 ft)

Take E 3rd St to N Martin Luther King Jr Dr

↓ 2. Turn left at the 2nd cross street onto N Chestnut St
   0.2 mi

↑ 3. Turn right onto E 3rd St
   0.2 mi

📍 4. At the traffic circle, take the 2nd exit onto 3rd St E
   0.5 mi

Continue on N Martin Luther King Jr Dr to N Graham Ave

↓ 5. Turn left onto N Martin Luther King Jr Dr
   0.2 mi

↑ 6. Turn right onto New Walkertown Rd
   0.2 mi

Continue on N Graham Ave, Drive to N Jackson Ave

↓ 7. Turn left onto N Graham Ave
   0.1 mi

↓ 8. Turn left onto Mt Zion Pl
   266 ft

↑ 9. Turn right onto N Jackson Ave
   Destination will be on the left
   0.1 mi

844 N Jackson Ave
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2015120021
PROPERTY ADDRESS 1835 E FOURTH ST
TAX BLOCK 1265 LOT(s) 016
WARD EAST
PROPERTY OWNER(s) DUWOOD A JONES
LIS PENDENS _16M186____ FILED 02/02/2016____

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/14/2015__ and service was obtained by certified mail x regular x post x hand delivery__, and publication__ on __01/23/2016__. The Hearing was held on 1/13/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no__.

2. The Finding and Order was issued on 1/25/2016 and service was obtained by certified x regular x post x hand delivery__, and publication ___ on __01/29/2016__. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on __02/29/2016__. The dwelling was found vacated and closed on __04/25/2016__.

3. The dwelling became eligible for demolition under the six (6) month rule on 10/25/2016.

4. The notification letter was sent _01/17/2017_ 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 __02/14/2017__. 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 more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair __$7,535.00____ Fair market value __$14,292.00____

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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>842454</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING - PAINT PILING FROM SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>842446</td>
<td>REPAIR FURNACE - NOT WORKING</td>
<td>UNFIT V-10-197(E)(2)</td>
</tr>
<tr>
<td>842447</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING - TRANSITIONS STRIPS AT KITCHEN, BATH, AND BDR. #1 TRIP HAZARD</td>
<td>UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>842448</td>
<td>PROVIDE PROPER DISCHARGE TUBE - HOT WATER HEATER</td>
<td>UNFIT V-10-193(7)</td>
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<tr>
<td>842449</td>
<td>OTHER - INSTALL BLANK PLATES IN BREAKER BOX</td>
<td>UNFIT V-10-197</td>
</tr>
<tr>
<td>842450</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - OUTLETS IN LIVING ROOM, BEDROOMS, KITCHEN NOT WORKING</td>
<td>UNFIT V-10-197(F)(1)</td>
</tr>
<tr>
<td>842451</td>
<td>REPAIR DEFECTIVE LIGHT FIXTURES - BEDROOMS NOT WORKING</td>
<td>UNFIT V-10-197(F)(1)</td>
</tr>
<tr>
<td>842452</td>
<td>REPAIR DEFECTIVE LIGHT FIXTURES - OUTSIDE LIGHT FRONT DOOR</td>
<td>UNFIT V-10-197(F)(1)</td>
</tr>
<tr>
<td>842453</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR - BEDROOM #2</td>
<td>UNFIT V-10-197(L)(1)</td>
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# CD-Plus Report - Code Case Images

<table>
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<tr>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2015120021</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

1835 E. 4th Street
C-3.d.      DRAFT

CODE CASE NBR         IMAGE DATE
2015120021           1/23/2017

IMAGE DESCRIPTION
1835 E. 4th Street
100 E 1st St, Winston-Salem, NC to 1835 E 4th St, Winston-Salem, NC 27101

Drive 1.5 miles, 6 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St 466 ft
2. Turn left at the 2nd cross street onto N Chestnut St 0.2 mi
3. Turn right onto E 3rd St 0.2 mi
4. At the traffic circle, take the 2nd exit onto 3rd St E 0.8 mi
5. Turn left onto N Cameron Ave 292 ft
6. Turn right onto E 4th St
   Destination will be on the left 0.1 mi

1835 E 4th St
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 201101356

PROPERTY ADDRESS 3101 OLD GREENSBORO RD  ACC BLDG
TAX BLOCK 3269  LOT(s) 006D
WARD EAST
PROPERTY OWNER(s) CONREX KEYSTONE RESIDENTIAL PROPERTIES LTD
LIS PENDENS 12M433 FILED 02/14/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/20/2011_ and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on _12/30/2011_. The hearing was held on 1/19/2012 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no x__.

2. The Finding and Order was issued on 1/30/2012 and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on _02/22/2012_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on _03/22/2012_. The dwelling was found vacated and closed on _05/14/2012__.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/14/2012_.

4. The notification letter was sent _01/17/2017_ 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 _02/14/2017_. 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 $4,600.00  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.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>723207</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>723208</td>
<td>REPAIR SOFFIT AND/OR FACIA -</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>723205</td>
<td>PROVIDE DOOR -</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
<td>723206</td>
<td>REPAIR DOOR -</td>
<td>UNFIT V-10-197(A)(15)</td>
</tr>
<tr>
<td>723209</td>
<td>REPLACE DEFECTIVE SHEATHING -</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
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<td>723210</td>
<td>REPAIR OR REPLACE ROOF COVERING -</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>723211</td>
<td>REPAIR OR REPLACE STEPS AT FRONT -</td>
<td>UNFIT V-10-197(G)(8)</td>
</tr>
<tr>
<td>723212</td>
<td>MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION -</td>
<td>UNFIT V-10-197(H)(4)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
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<tr>
<td>---------------</td>
<td>------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>2011101356</td>
<td>10/27/2011</td>
<td>3101 Old Greensboro Road (accy. bldg.)</td>
</tr>
<tr>
<td>2011101356</td>
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</tr>
<tr>
<td>2011101356</td>
<td>1/23/2017</td>
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</tbody>
</table>
3101 Old Greensboro Road (accy. bldg.)
100 E 1st St, Winston-Salem, NC to 3101 Old Greensboro Rd

Drive 2.6 miles, 8 min

1. Head east on E 1st St toward N Church St

2. Turn left at the 2nd cross street onto N Chestnut St

3. Turn right onto E 3rd St

4. At the traffic circle, take the 2nd exit onto 3rd St E

5. Turn right onto E 5th St

6. Turn left onto Old Greensboro Rd NE

Destination will be on the left

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012110665
PROPERTY ADDRESS 526 N GRAHAM AV
TAX BLOCK 1261 LOT(s) 066
WARD EAST
PROPERTY OWNER(s) ROSA B CANTY
LIS PENDENS 13M610 FILED 04/03/2013

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 01/17/2013 and service was obtained by certified mail x regular x post x hand delivery ___ publication x on 02/07/2013. The hearing was held on 02/18/2013 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes x no ___.

2. The Finding and Order was issued on 03/15/2013 and service was obtained by certified mail x regular x post x hand delivery ___ publication x on 03/28/2013. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on 04/28/2013. The dwelling was found vacated and closed on 06/20/2013.

3. The dwelling became eligible for demolition under the six (6) month rule on 12/20/2013.

4. The notification letter was sent 01/17/2017 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 02/14/2017. 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 x no ___.

COMMENTS: Tyrone Cook contact staff on 1/27/2017 and stated he will attend meeting.

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 $22,456.00 Fair market value $16,201.00

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:** 2012110665  
**526 N GRAHAM AV**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>754470</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>754471</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>754475</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
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<td>754476</td>
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<td>MINOR V-10-197(G)(3)</td>
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<td>REPLACE DEFECTIVE SHEATHING</td>
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<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>754467</td>
<td>REPAIR OR REPLACE FRONT PORCH CEILING</td>
<td>UNFIT V-10-197(G)(7)</td>
</tr>
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<td>754468</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<td>754469</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<tr>
<td>754472</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>754473</td>
<td>INSTALL CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
</tr>
<tr>
<td>754474</td>
<td>REPAIR FOUNDATION VENTS</td>
<td>UNFIT V-10-197(H)(6)(B)</td>
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## CD-Plus Report - Code Case Images

<table>
<thead>
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<td>11/15/2012</td>
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<tr>
<td>IMAGE DESCRIPTION</td>
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<tr>
<td>526 N. Graham Avenue</td>
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<td></td>
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</tr>
<tr>
<td>IMAGE DESCRIPTION</td>
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<td>IMAGE DATE</td>
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**IMAGE DESCRIPTION**

A

B

A
<table>
<thead>
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<th>IMAGE DATE</th>
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<td>12/18/2015</td>
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**IMAGE DESCRIPTION**

A

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<table>
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<th>IMAGE DATE</th>
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**IMAGE DESCRIPTION**

A

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**IMAGE DESCRIPTION**

-631-
C-3.f.  DRAFT

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</tbody>
</table>

**IMAGE DESCRIPTION**

526 N. Graham Avenue

-632-
100 E 1st St, Winston-Salem, NC to 526 N Graham Ave, Winston-Salem, NC 27101

Drive 1.5 miles, 6 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   466 ft

2. Turn left at the 2nd cross street onto N Chestnut St
   0.2 mi

3. Turn right onto E 3rd St
   0.2 mi

4. At the traffic circle, take the 2nd exit onto 3rd St E
   0.5 mi

5. Turn left onto N Martin Luther King Jr Dr
   0.1 mi

6. Turn right onto E 5th St
   0.2 mi

7. Turn left onto N Graham Ave
   Destination will be on the left
   364 ft

526 N Graham Ave
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012120307
PROPERTY ADDRESS 2228 FLAG ST (ACCESSORY BLDG.)
TAX BLOCK 1934 LOT(s) 088
WARD EAST
PROPERTY OWNER(s) CORNELIUS MAURICE CATHCART
LIS PENDENS _13m628_ FILED 4/3/2013

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/23/2013_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _2/5/2013_. The Hearing was held on _2/22/2013_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x__.

2. The Finding and Order was issued on _3/13/2013_ and service was obtained by certified x regular x post x hand delivery__, and publication ___ on _3/21/2013_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _4/21/2013_. The dwelling was found vacated and closed on _6/11/2013_.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/11/2013_.

4. The notification letter was sent _1/9/2017_ 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 _2/14/2017_. 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 (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to 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 $1,483___ Fair market value $100___

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.
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<tr>
<td>755897</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>UNFIT V-10-197(G)(3)</td>
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<tr>
<td>755899</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT V-10-197(G)(6)</td>
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**IMAGE DESCRIPTION**

2228 Flag Street Accy

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<thead>
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<th>CODE CASE NBR</th>
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</thead>
<tbody>
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**IMAGE DESCRIPTION**

2228 Flag Street Accy

<table>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012120307</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

2228 Flag Street Accy
100 E 1st St, Winston-Salem, NC 27101 to 2228 Flag Street, Winston-Salem, NC

Drive 2.4 miles, 9 min

1. Head east on E 1st St toward N Church St
   33 s (479 ft)

Take E 3rd St to E 5th St

2. Turn left at the 2nd cross street onto N Chestnut St
   5 min (1.5 mi)
3. Turn right onto E 3rd St
   0.2 mi
4. At the traffic circle, take the 2nd exit onto 3rd St E
   0.2 mi

Follow Old Greensboro Rd NE to Belews Creek Rd NE

5. Turn right onto E 5th St
   1 min (0.6 mi)
6. Turn left onto Old Greensboro Rd NE
   289 ft
7. Turn left onto Belews Creek Rd NE
   0.6 mi
8. Turn right onto Flag St
   Destination will be on the left
   56 s (0.2 mi)

2228 Flag St
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013011256
PROPERTY ADDRESS 132 N DUNLEITH AV
TAX BLOCK 0532 LOT(s) 036
WARD EAST
PROPERTY OWNER(s) TRIAD ASSET MANAGEMENT LLC
LIS PENDENS _13m1468_ FILED 6/26/2013

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _11/3/2015_ and service was obtained by certified mail _regular_ post x hand delivery__, and publication _x_ on _11/12/2015_. The Hearing was held on _12/3/2015_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no__x__.

2. The Finding and Order was issued on _12/15/2015_ and service was obtained by certified _ regular _ post _ hand delivery____, and publication ___ on _1/21/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _2/21/2016_. The dwelling was found vacated and closed on _3/14/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _8/14/2016_.

4. The notification letter was sent _1/14/2017_ 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 _2/14/2017_. 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 (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to 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 $8,020 __________ Fair market value $5,646 __________

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.
<table>
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<tr>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>759797</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR - FLOOR SYSTEM AND FLOORING</td>
<td>COMPLIED V-10-197(G)(7)</td>
</tr>
<tr>
<td>759798</td>
<td>REPAIR OR REPLACE FRONT PORCH RAILINGS</td>
<td>COMPLIED V-10-197(G)(7)</td>
</tr>
<tr>
<td>759800</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>759803</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>759799</td>
<td>REPAIR FOUNDATION</td>
<td>UNFIT V-10-197(G)(1)</td>
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<tr>
<td>759801</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>759802</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>759804</td>
<td>INSTALL HANDRAIL AT REAR STEPS - TO BASEMENT</td>
<td>UNFIT V-10-197(G)(8)</td>
</tr>
<tr>
<td>759805</td>
<td>REPAIR DEFECTIVE FLOORING - RIGHT REAR BATH</td>
<td>UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>759806</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING - RIGHT REAR BATH</td>
<td>UNFIT V-10-197(G)(2)</td>
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## CD-Plus Report - Code Case Images

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<th>IMAGE DATE</th>
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<td>2013011256</td>
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**IMAGE DESCRIPTION**

132 Dunleith Avenue

<table>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2013011256</td>
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**IMAGE DESCRIPTION**

132 Dunleith Avenue Boardup After

<table>
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<th>IMAGE DATE</th>
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<tbody>
<tr>
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<td>11/7/2015</td>
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</table>

**IMAGE DESCRIPTION**

132 Dunleith Avenue Boardup - Before
100 E 1st St, Winston-Salem, NC 27101 to 132 N Dunleith Ave

Drive 1.2 miles, 5 min

<table>
<thead>
<tr>
<th>Step</th>
<th>Direction</th>
<th>Distance</th>
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<tbody>
<tr>
<td>1.</td>
<td>Head east on E 1st St toward N Church St</td>
<td>479 ft</td>
</tr>
<tr>
<td>2.</td>
<td>Turn left at the 2nd cross street onto N Chestnut St</td>
<td>0.2 mi</td>
</tr>
<tr>
<td>3.</td>
<td>Turn right onto E 3rd St</td>
<td>0.2 mi</td>
</tr>
<tr>
<td>4.</td>
<td>At the traffic circle, take the 2nd exit onto 3rd St E</td>
<td>0.6 mi</td>
</tr>
<tr>
<td>5.</td>
<td>Turn right onto N Dunleith Ave</td>
<td>466 ft</td>
</tr>
</tbody>
</table>

*Destination will be on the right*

132 N Dunleith Ave, Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011070442
PROPERTY ADDRESS 1450 HARRISON AV (ACCY. BLDG.)
TAX BLOCK 1353 LOT(s) 024
WARD NORTH
PROPERTY OWNER(s) NORMAN WAYNE COLEMAN
LIS PENDENS 11M3093___FILED_10/21/2011___

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _08/17/2011_ and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on _08/18/2011_. The hearing was held on 9/15/2011 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes_x_ no__.

2. The Finding and Order was issued on 9/30/2011 and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on _10/10/2011_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on _11/10/2011_. The dwelling was found vacated and closed on _01/03/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _07/03/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 $2,166.00 Fair market value $600.00

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:** 2011070442  
**1450 HARRISON AV (ACCY. BLDG.)**  

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<td>711297</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>711298</td>
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<td>MINOR V-10-197(G)(3)</td>
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<td>REPLACE DEFECTIVE RAFTERS</td>
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<td>711301</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
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<td>711302</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>711331</td>
<td>PROVIDE DOOR - FRONT 7FT.X9FT.</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
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<td>1/27/2017</td>
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</table>

**IMAGE DESCRIPTION**

1450 Harrison Avenue (accy. bldg.)
100 E 1st St, Winston-Salem, NC to 1450 Harrison Ave, Winston-Salem, NC 27105

Drive 2.0 miles, 8 min

1. Head east on E 1st St toward N Church St
2. Turn left at the 2nd cross street onto N Chestnut St
3. Turn left onto 5th St E
4. Turn right onto N Cherry St
5. Continue onto University Pkwy
6. Turn left onto W 14th St
7. Turn right onto Harrison Ave

Destination will be on the left

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued on 04/09/2011 and service was obtained by certified mail x regular x post x hand delivery___ publication ___ on 04/19/2011. The hearing was held on 5/9/2011 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no_.

2. The Finding and Order was issued on 5/16/2011 and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on 05/18/2011_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on 06/18/2011_. The dwelling was found vacated and closed on 06/30/2011.

3. The dwelling became eligible for demolition under the six (6) month rule on 12/30/2011.

4. The notification letter was sent 01/17/2017, 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 02/14/2017. 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 $1,946.00 Fair market value $2,000.00

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.
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<td>REPLACE DEFECTIVE SHEATHING</td>
<td>COMPLIED V-10-197(G)(6)</td>
</tr>
<tr>
<td>700712</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>COMPLIED V-10-197(G)(6)</td>
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<td>MINOR V-10-197(G)(3)</td>
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<tr>
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<td>REPAIR DOOR</td>
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<td>700706</td>
<td>REPLACE BROKEN WINDOW PANES</td>
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<td>OTHER - INSTALL WINDOW WHERE MISSING</td>
<td>UNFIT V-10-197</td>
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C-3.j.      DRAFT

CODE CASE NBR  IMAGE DATE
2011031236    3/12/2015

IMAGE DESCRIPTION
DESCRIPTION FOR DSC04518.JPG

CODE CASE NBR  IMAGE DATE
2011031236    1/27/2017

IMAGE DESCRIPTION
2518 N. Cherry Street (accy. bldg.)

CODE CASE NBR  IMAGE DATE
2011031236    1/27/2017

IMAGE DESCRIPTION
<table>
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<th>IMAGE DATE</th>
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**IMAGE DESCRIPTION**

<table>
<thead>
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<tr>
<td>2011031236</td>
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</table>

**IMAGE DESCRIPTION**

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<tr>
<td>2011031236</td>
<td>1/27/2017</td>
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**IMAGE DESCRIPTION**
<table>
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<tbody>
<tr>
<td>2011031236</td>
<td>1/27/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**

2518 N. Cherry Street (acqy. bldg.)
100 E 1st St, Winston-Salem, NC to 2518 N Cherry St, Winston-Salem, NC 27105

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St 466 ft
2. Turn left at the 2nd cross street onto N Chestnut St 0.4 mi
3. Turn left onto 5th St E 0.3 mi
4. Turn right onto N Cherry St 0.6 mi
5. Continue onto University Pkwy 1.0 mi
6. Turn right onto 25th St NW 377 ft
7. Turn left at the 1st cross street onto N Cherry St 246 ft

2518 N Cherry St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011031309
PROPERTY ADDRESS 717 W TWENTY-FIFTH ST ACC BLDG
TAX BLOCK 1454 LOT(s) 155
WARD NORTH
PROPERTY OWNER(s) WILMA HAMPTON BROWN
LIS PENDENS __12M531__ FILED __02/10/2012__

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/05/2011_ and service was obtained by certified mail x regular x post x hand delivery _x_ publication _x_ on _10/20/2011_. The hearing was held on _11/04/2011_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes __ no x_.

2. The Finding and Order was issued on _1/4/2012_ and service was obtained by certified mail x regular x post x hand delivery __ publication _x_ on _01/12/2012_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on _02/12/2012_. The dwelling was found vacated and closed on _04/03/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _10/03/2012_.

4. The notification letter was sent _01/18/2017_ 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 _02/14/2017_. 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 $1,017.00 Fair market value $1,200.00

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: 2011031309

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

717 W TWENTY-FIFTH ST  ACC BLDG WINSTON SALEM

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<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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</thead>
<tbody>
<tr>
<td>700839</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>700840</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>700837</td>
<td>REPAIR DOOR</td>
<td>UNFIT V-10-197(A)(15)</td>
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<td>700838</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>700841</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>857500</td>
<td>REPAIR OR REMOVE ACCESSORY BUILDING</td>
<td>UNFIT V-10-197(G)(9)</td>
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</table>
CODE CASE NBR | IMAGE DATE  
---|---
2011031309 | 6/14/2016  

IMAGE DESCRIPTION  
717 W. 25th Street (accy. bldg.)
717 W. 25th Street (accy. bldg.)
Destination will be on the right
466 ft
0.4 mi
0.3 mi
0.6 mi
1.0 mi
0.1 mi
Drive 2.5 miles, 10 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St

2. Turn left at the 2nd cross street onto N Chestnut St

3. Turn left onto 5th St E

4. Turn right onto N Cherry St

5. Continue onto University Pkwy

6. Turn left onto 25th St NW

Destination will be on the right

717 25th St NW
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued on __10/25/2011__ and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on __10/27/2011__. The hearing was held on __11/28/2011__ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no_x_.

2. The Finding and Order was issued on __12/13/2011__ and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on __12/14/2011__. The Order directed the owner to _vacate and close or repair_ the dwelling with _30_ days from receipt. Time for compliance expired on __01/14/2012__. The dwelling was found vacated and closed on __03/12/2012__.

3. The dwelling became eligible for demolition under the six (6) month rule on __09/12/2012__.

4. The notification letter was sent __01/13/2017__ 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 __02/14/2017__.

   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 $4,677.00 Fair market value $6,000.00

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_.

-681-
## Code Deficiencies - Exhibit A

**Case No:** 2011090531  
**Neighborhoood Conservation Officer:** Ola Brown - (336)734-1260  
**141 Alspaugh St**

<table>
<thead>
<tr>
<th>Violation No</th>
<th>Violation Description</th>
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<tbody>
<tr>
<td>718852</td>
<td>Paint or treat exterior wood with protective coating - Paint peeling/bear wood exposed</td>
<td>Minor V-10-197(G)(3)</td>
</tr>
<tr>
<td>718849</td>
<td>Replace broken window panes</td>
<td>Unfit V-10-197(B)(4)</td>
</tr>
<tr>
<td>718850</td>
<td>Provide proper underpinning - Holes/gaps in underpinning</td>
<td>Unfit V-10-197(G)(1)</td>
</tr>
<tr>
<td>718851</td>
<td>Repair or replace defective siding - Missing/rotting wood</td>
<td>Unfit V-10-197(G)(3)</td>
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<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
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<tr>
<td>2011090531</td>
<td>9/8/2014</td>
<td>141 Alspaugh Street</td>
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<td>2011090531</td>
<td>9/8/2014</td>
<td>1141 Alspaugh Street</td>
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<td>1/27/2017</td>
<td>141 Alspaugh Street</td>
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C-3.l.      DRAFT

CODE CASE NBR  IMAGE DATE
2011090531  1/27/2017

IMAGE DESCRIPTION
141 Alspaugh Street
141 Alspaugh Street
100 E 1st St, Winston-Salem, NC to 141 Alspaugh Dr, Winston-Salem, NC 27105

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   - Continue to follow NC-8 N/US-52 N
8. Take exit 112 for Akron Dr

Follow Akron Dr and Indiana Ave to Alspaugh Dr

9. Use the left 2 lanes to turn left onto Akron Dr
10. Turn right onto Indiana Ave
11. Turn right onto Alspaugh Dr
    - Destination will be on the right

141 Alspaugh Dr
C-3.i. DRAFT

Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 201101066
PROPERTY ADDRESS 5325 SHATTALON DR ACCY BLDG
TAX BLOCK 3491 LOT(s) 024B
WARD NORTH
PROPERTY OWNER(s) NATHANIEL F WILSON
LIS PENDENS _12M844____ FILED _02/23/2012_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _01/11/2012_ and service was obtained by certified mail x regular x post x hand delivery ___ publication ____ on _01/13/2012_. The hearing was held on _2/10/2012_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no_.

2. The Finding and Order was issued on _2/15/2012_ and service was obtained by certified mail x regular x post x hand delivery __ publication ____ on _02/25/2012_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on _03/27/2012_. The dwelling was found vacated and closed on _05/04/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/04/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 _$1,108.00_ Fair market value _$500.00_

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.
<table>
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<tr>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tr>
<td>722721</td>
<td>REPAIR DOOR</td>
<td>COMPLIED V-10-197(A)(15)</td>
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<td>722722</td>
<td>OTHER - WINDOW UNITS (DISPLACED)</td>
<td>MINOR V-10-197</td>
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<td>722723</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>UNFIT V-10-197(G)(3)</td>
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<td>722724</td>
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<td>722725</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>722726</td>
<td>REPAIR OR REMOVE ACCESSORY BUILDING</td>
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## CD-Plus Report - Code Case Images

<table>
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### IMAGE DESCRIPTION
5325 Shattalon Drive (accy. bldg.)

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<thead>
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### IMAGE DESCRIPTION
5325 Shattalon Drive (accy. bldg.)

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### IMAGE DESCRIPTION
5325 Shattalon Drive (accy. bldg.)
C-3.m.  DRAFT

CODE CASE NBR	IMAGE DATE
2011101066	1/21/2017

IMAGE DESCRIPTION
5325 Shattalon Drive (accy. bldg.)
100 E 1st St, Winston-Salem, NC to 5325 Shattalon Dr, Winston-Salem, NC 27106

Drive 10.8 miles, 15 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Follow US-52 N to University Pkwy. Take exit 115B from US-52 N

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   Continue to follow US-52 N
8. Take exit 115E toward University Pkwy

Drive to Shattalon Dr

9. Turn right onto University Pkwy
10. Turn right onto Shattalon Dr
    Destination will be on the right

5325 Shattalon Dr, Winston-Salem, NC 27106
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011080371
PROPERTY ADDRESS 4664 SUPERIOR DR
TAX BLOCK 2093 LOT(s) 013
WARD NORTH
PROPERTY OWNER(s) PATSY O HAIRSTON
LIS PENDENS __12M818___ FILED 02/23/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _01/14/2012_ and service was obtained by certified mail x regular x post x hand delivery publication ___ on _01/06/2012_. The hearing was held on _02/03/2012_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes no x.

2. The Finding and Order was issued on _02/07/2012_ and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on _02/17/2012_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on _03/17/2012_. The dwelling was found vacated and closed on _09/05/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _03/05/2013_.

4. The notification letter was sent _01/17/2017_ 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 _02/14/2017_. 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 $3,450.00 Fair market value $5,740.00

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.
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<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
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<td>715060</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>MINOR V-10-197(G)(6)</td>
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<tr>
<td>715054</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>715055</td>
<td>REPAIR FOUNDATION VENTS</td>
<td>UNFIT V-10-197(H)(6)(B)</td>
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<td>715056</td>
<td>INSTALL CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
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<td>REPAIR DOOR</td>
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<td>715059</td>
<td>REPAIR DEFECTIVE LIGHT FIXTURES</td>
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### Code Case Images

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<td>2011080371</td>
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</table>

**IMAGE DESCRIPTION**

4664 SUPERIOR DRIVE

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<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2011080371</td>
<td>1/30/2017</td>
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</tbody>
</table>

**IMAGE DESCRIPTION**

4664 SUPERIOR DRIVE
Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N


7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 112 for Akron Dr

Take Indiana Ave to Superior Dr NW

9. Use the left 2 lanes to turn left onto Akron Dr

10. Turn right onto Indiana Ave

11. Turn right onto Superior Dr NW

4664 Superior Dr NW
Winston-Salem, NC 27109

Drive 6.8 miles, 12 min
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 201311051
PROPERTY ADDRESS 1704 THURMOND ST
TAX BLOCK 1357 LOT(s) 015
WARD NORTH
PROPERTY OWNER(s) TRIAD RESIDENTIAL SOLUTIONS LLC
LIS PENDENS _14m1033 _FILED 6/17/2014_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _1/13/2014_ and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on 1/15/2014. The hearing was held on 2/12/2014 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no_x__.

2. The Finding and Order was issued on 4/29/2014 and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on 4/30/2014. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on 5/30/2014. The dwelling was found vacated and closed on 5/30/2014.

3. The dwelling became eligible for demolition under the six (6) month rule on 10/30/2014.

4. The notification letter was sent 1/10/2017 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 2/14/2017. 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 $19,447 ________ Fair market value $10,000

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.
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>789866</td>
<td>REPAIR FOUNDATION - CRACKS IN FONDATION</td>
<td>MINOR V-10-197(G)(1)</td>
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<td>789799</td>
<td>PROVIDE DOOR - FRONT AND BACK DOOR</td>
<td>UNFIT V-10-197(A)(15)</td>
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<td>789801</td>
<td>REPAIR KITCHEN CABINETS - FIRE DAMNAGED</td>
<td>UNFIT V-10-197(A)(16)</td>
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<td>789802</td>
<td>REPAIR WINDOW LOCKS - WINDOWS BROKE OUT</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>789803</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS - REPLACE</td>
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<td>789804</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS - REPLACE</td>
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<td>789805</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>789806</td>
<td>REPAIR OR REPLACE WATER HEATER</td>
<td>UNFIT V-10-197(D)(8)</td>
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<td>REPAIR LAVATORY AND/OR FIXTURES</td>
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<td>789809</td>
<td>PROVIDE HEATING FACILITY</td>
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<td>PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL</td>
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<td>789813</td>
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<tr>
<td>789814</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS - FIRE DAMNAGED</td>
<td>UNFIT V-10-197(G)(4)</td>
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</tbody>
</table>
C-3.o.  DRAFT

789815 REPLACE DEFECTIVE RAFTERS - 
  UNFIT V-10-197(G)(6)

789816 INSTALL ADEQUATE ATTIC VENTS - BURNT OUT 
  UNFIT V-10-197(G)(6)(D)

789817 REPLACE DEFECTIVE SHEATHING - 
  UNFIT V-10-197(G)(6)

789818 REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE - 
  UNFIT V-4-89(4)

789819 MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION - 
  FIRE/SMOKE/WATER DAMANGE 
  UNFIT V-10-197(H)(4)

789820 PROVIDE R-19 CEILING INSULATION - 
  UNFIT V-10-197(I)

789821 PROVIDE OPERABLE SMOKE DETECTOR - IN EVERY BEDROOM 
  UNFIT V-10-197(L)(1)

789860 REPAIR KITCHEN SINK, FIXTURES AND/OR DRAIN - 
  UNFIT V-10-197(D)(10)

789861 REPAIR LAVATORY AND/OR FIXTURES - 
  UNFIT V-10-197(D)(10)
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
<th>IMAGE DESCRIPTION</th>
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<tbody>
<tr>
<td>2013111051</td>
<td>2/1/2017</td>
<td>1704 Thurmond Street</td>
</tr>
</tbody>
</table>

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
Drive 2.1 miles, 8 min

100 E 1st St, Winston-Salem, NC 27101 to 1704 Thurmond St, Winston-Salem, NC 27105

1. Head east on E 1st St toward N Church St

2. Turn left at the 2nd cross street onto N Chestnut St

3. Turn left onto 5th St E

4. Turn right onto N Cherry St

5. Continue onto University Pkwy

6. Turn left onto W 14th St

7. Turn right onto Thurmond St

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011081694
PROPERTY ADDRESS   4225 OGBURN AV  ACC BLDG
TAX BLOCK     1516 LOT(s) 121
WARD NORTHEAST
PROPERTY OWNER(s) ISAIAH RHODY RENEE RHODY
LIS PENDENS 12M1237 FILED 04/12/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _02/22/2012_ and service was obtained by certified mail x regular x post x hand delivery_ service was obtained by certified mail x regular x post x hand delivery_ on _03/04/2012_. The hearing was held on 3/23/2012 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes no x. 

2. The Finding and Order was issued on 3/27/2012 and service was obtained by certified mail x regular x post x hand delivery usual publication usual on _04/06/2012_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on 05/06/2012. The dwelling was found vacated and closed on 09/17/2012.

3. The dwelling became eligible for demolition under the six (6) month rule on _03/17/2013_.

4. The notification letter was sent 01/13/2017 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 02/14/2017. 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 $2,792.00 Fair market value $1,500.00

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: 2011081694

4225 OGBURN AV  ACC BLDG

#### NEIGHBORHOOD CONSERVATION OFFICER:

KELLY SPEAKS -  **(336)734-1273**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>717222</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>717224</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>717214</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>717216</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>717218</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT V-10-197(G)(6)</td>
</tr>
<tr>
<td>717220</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR</td>
<td>UNFIT V-10-197(G)(7)</td>
</tr>
<tr>
<td>717221</td>
<td>REPAIR OR REPLACE STEPS AT FRONT</td>
<td>UNFIT V-10-197(G)(8)</td>
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# CD-Plus Report - Code Case Images

<table>
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<td>2011081694</td>
<td>8/24/2011</td>
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**IMAGE DESCRIPTION**
4225 ogburn Avenue (accy. bldg.)

<table>
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<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2011081694</td>
<td>1/31/2017</td>
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**IMAGE DESCRIPTION**

<table>
<thead>
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<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011081694</td>
<td>1/31/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**
4225 Ogburn Avenue (accy. bldg.)
100 E 1st St, Winston-Salem, NC to 4225 Ogburn Ave

Drive 5.0 miles, 8 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St
1. Head east on E 1st St toward N Church St 2 min (0.5 mi) 121 ft
2. Turn right at the 1st cross street onto S Church St 0.2 mi 230 ft
3. Turn right onto Cemetery St 180 ft
4. Turn right at the 1st cross street onto S Main St 0.2 mi
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N
6. Merge onto I-40 BUS E/US-158 E/US-421 S 5 min (3.9 mi) 0.4 mi
7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
Continue to follow NC-8 N/US-52 N 3.3 mi
8. Take exit 112 for Akron Dr 0.2 mi

Drive to Ogburn Ave
9. Turn right onto Akron Dr 2 min (0.6 mi) 0.2 mi
10. Turn left onto Ogburn Ave
Destination will be on the right 0.5 mi

4225 Ogburn Ave
Winston-Salem, NC 27105
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _01/16/2014_ and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on _01/22/2014_. The hearing was held on _02/17/2014_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no___.

2. The Finding and Order was issued on _4/28/2014_ and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on _05/20/2014_. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on _06/20/2014_. The dwelling was found vacated and closed on _07/28/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _01/28/2015_.

4. The notification letter was sent _01/18/2017_ 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 _02/14/2017_. 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 $2,904.00  Fair market value $5,317.00

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:** 201320248  
**NEIGHBORHOOD CONSERVATION OFFICER:** QUIVETTE POWELL - (336)734-1277  
**2539 ANSONIA ST**

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<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
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<tbody>
<tr>
<td>790507</td>
<td>REPAIR OR REPLACE REAR PORCH FLOOR -</td>
<td>MINOR V-10-197(G)(7)</td>
</tr>
<tr>
<td>790510</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -</td>
<td>MINOR V-10-197(G)(3)</td>
</tr>
<tr>
<td>790506</td>
<td>REPAIR OR REPLACE FRONT PORCH CEILING -</td>
<td>UNFIT V-10-197(G)(7)</td>
</tr>
<tr>
<td>790508</td>
<td>REPLACE DEFECTIVE JOISTS - ---BACK PORCH FLOOR---</td>
<td>UNFIT V-10-197(G)(2)</td>
</tr>
<tr>
<td>790509</td>
<td>REPAIR DOOR - ---BACK DOOR MISSING DOOR KNOB---</td>
<td>UNFIT V-10-197(A)(15)</td>
</tr>
<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td>IMAGE DESCRIPTION</td>
</tr>
<tr>
<td>---------------</td>
<td>------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>2013120248</td>
<td>1/23/2017</td>
<td>2539 Ansonia Street</td>
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<tr>
<td>2013120248</td>
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<tr>
<td>2013120248</td>
<td>1/23/2017</td>
<td>2539 Ansonia Street</td>
</tr>
</tbody>
</table>
Continue to follow NC-8 N/US-52 N
Destination will be on the right
2 min (0.5 mi)
121 ft
0.2 mi
230 ft
180 ft
0.2 mi

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   2 min (0.5 mi)
   121 ft

2. Turn right at the 1st cross street onto S Church St
   0.2 mi

3. Turn right onto Cemetery St
   230 ft

4. Turn right at the 1st cross street onto S Main St
   180 ft

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   0.2 mi

Take NC-8 N/US-52 N to NE 26th St. Take exit 111A from NC-8 N/US-52 N

   3 min (2.8 mi)
   0.4 mi

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   Continue to follow NC-8 N/US-52 N
   2.2 mi

8. Take exit 111A toward 28th St
   0.1 mi

Continue on NE 26th St. Take NE 25th St to Ansonia St

9. Continue straight onto NE 26th St
   3 min (0.7 mi)
   0.3 mi

10. Turn left onto NE 25th St
    0.3 mi

11. Turn left onto Ansonia St
    Destination will be on the right
    0.1 mi

2539 Ansonia St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2011030191

PROPERTY ADDRESS 2201 ELBON DR (ACCY. BLDG.)

TAX BLOCK 2565 LOT(s) 100

WARD NORTHEAST

PROPERTY OWNER(s) WILLIE A GABRIEL

LIS PENDENS _11M1663___FILED_05/25/2011_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued __04/04/2011___ and service was obtained by certified mail x regular x post x hand delivery___ publication ____ on _05/04/2011_. The hearing was held on 5/4/2011 ___and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no_.

2. The **Finding and Order** was issued on **5/16/2011** and service was obtained by certified mail x regular x post x hand delivery __ publication ____ on _05/26/2011_. The Order directed the owner to **vacate and close or repair** the dwelling with 30 days from receipt. Time for compliance expired on _06/26/2011_. The dwelling was found vacated and closed on _12/26/2011_.

3. The dwelling became eligible for demolition under the six (6) month rule on _06/26/2012_.

4. The notification letter was sent __01/18/2017__ 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 _02/14/2017_. 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 __$232.00__ Fair market value __$200.00__

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**.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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</thead>
<tbody>
<tr>
<td>698778</td>
<td>REPAIR OR REMOVE ACCESSORY BUILDING - REPLACE ROOF.</td>
<td>UNFIT V-10-197(G)(9)</td>
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<tr>
<td>CODE CASE NBR</td>
<td>IMAGE DATE</td>
<td></td>
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<td>-----------------</td>
<td></td>
</tr>
<tr>
<td>2011030191</td>
<td>1/13/2016</td>
<td></td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**
2201 Elbon Drive (accy. bldg.)

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011030191</td>
<td>1/13/2016</td>
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</table>

**IMAGE DESCRIPTION**
2201 Elbon Drive (accy. bldg.)

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2011030191</td>
<td>1/23/2017</td>
</tr>
</tbody>
</table>

**IMAGE DESCRIPTION**
C-3.r. DRAFT

CODE CASE NBR  IMAGE DATE
2011030191  1/23/2017

IMAGE DESCRIPTION
2201 Elbon Drive (accy. bldg.)
100 E 1st St, Winston-Salem, NC to 2201 Elbon Dr, Winston-Salem, NC 27105

Drive 3.6 miles, 10 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St 32 s (466 ft)

Take E 3rd St to N Martin Luther King Jr Dr

2. Turn left at the 2nd cross street onto N Chestnut St 3 min (1.0 mi)

3. Turn right onto E 3rd St 0.2 mi

4. At the traffic circle, take the 2nd exit onto 3rd St E 0.2 mi

Take New Walkertown Rd to Elbon Dr

5. Turn left onto N Martin Luther King Jr Dr 6 min (2.5 mi)

6. Turn right onto New Walkertown Rd 0.2 mi

7. Turn left onto Bowen Blvc 1.8 mi

8. Turn right onto Elbon Dr 0.4 mi

i Destination will be on the right 20 s (381 ft)

2201 Elbon Dr
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 201110682
PROPERTY ADDRESS  823 EFIRD ST
TAX BLOCK  1501  LOT(s)  143
WARD NORTHEAST
PROPERTY OWNER(s) PHILIP LEE BRINKLEY
LIS PENDENS _12M399__ FILED _02/09/2012_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _12/14/2011__ and service was obtained by certified mail x regular x post x hand delivery____ publication ___ on _12/19/2011_. The hearing was held on _1/13/2012_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes_x_ no_.

2. The Finding and Order was issued on _1/31/2012_ and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on _02/12/2012_. The Order directed the owner to _vacate and close or repair_ the dwelling with 30 days from receipt. Time for compliance expired on _03/12/2012_. The dwelling was found vacated and closed on _05/22/2012_.

3. The dwelling became eligible for demolition under the six (6) month rule on _11/22/2012_.

4. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 _$4,795.00_  Fair market value _$3,211.00_

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_.

-745-
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<th>STATUS/ORDINANCE</th>
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<tr>
<td>724663</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>724664</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>MINOR V-10-197(G)(3)</td>
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<td>724665</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
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<td>724664</td>
<td>REPAIR OR REPLACE SCRENS ON DOORS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<tr>
<td>724665</td>
<td>REPAIR OR REPLACE SCRENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>REGLAZE WINDOWS</td>
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<td>REPAIR FOUNDATION</td>
<td>UNFIT V-10-197(G)(1)</td>
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<td>724659</td>
<td>REPAIR FOUNDATION VENTS - MAKE RODENT PROOF</td>
<td>UNFIT V-10-197(H)(6)(B)</td>
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<td>724660</td>
<td>REPAIR CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
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<td>REPAIR OR REPLACE STEPS AT REAR</td>
<td>UNFIT V-10-197(G)(8)</td>
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<tr>
<td>724662</td>
<td>INSTALL HANDRAIL AT REAR STEPS</td>
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CD-Plus Report - Code Case Images

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<td>11/15/2011</td>
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<th>IMAGE DESCRIPTION</th>
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<td>823 Efird Street</td>
</tr>
</tbody>
</table>
C-3.s. DRAFT

CODE CASE NBR  IMAGE DATE
2011110682  1/25/2017

IMAGE DESCRIPTION
823 Efird Street

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
Printed on 1/27/2017 9:47:28 AM
100 E 1st St, Winston-Salem, NC to 823 Efird Street, Winston-Salem, NC

Drive 4.9 miles, 9 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   - 2 min (0.5 mi)
   - 121 ft

2. Turn right at the 1st cross street onto S Church St
   - 0.2 mi
   - 230 ft

3. Turn right onto Cemetery St
   - 0.2 mi
   - 180 ft

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   - 0.2 mi

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N

   - 5 min (3.9 mi)
   - 0.4 mi

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   - Continue to follow NC-8 N/US-52 N
   - 3.3 mi

8. Take exit 112 for Akron Dr
   - 0.2 mi

Continue on Akron Dr. Drive to Efird St

9. Turn right onto Akron Dr
   - 2 min (0.6 mi)
   - 0.4 mi

10. Turn left onto Tise Ave
    - 499 ft

11. Turn right at the 1st cross street onto Efird St
    - Destination will be on the left
    - 295 ft

823 Efird St

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC/823+Efird+Street,+Winston-Salem,+NC...
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2012030019
PROPERTY ADDRESS 4107 ROSA ST
TAX BLOCK 2221 LOT(s) 008
WARD NORTHEAST
PROPERTY OWNER(s) MYRTLE BANNER COAD c/o TRACEY COAD
LIS PENDENS _13m2324_ FILED _10/22/2013_

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued __5/16/2013__ and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on __5/26/2013__ . The hearing was held on __6/17/2013__ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no__.

2. The Finding and Order was issued on __7/9/2013__ and service was obtained by certified mail x regular x post x hand delivery __ publication ___ on __7/19/2013__ . The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on __8/19/2013__ . The dwelling was found vacated and closed on __1/13/2015__.

3. The dwelling became eligible for demolition under the six (6) month rule on __6/13/2015__.

4. The notification letter was sent __1/20/2017__ 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 __2/14/2017__ . 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 $4,062 Fair market value $6,853

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.
<table>
<thead>
<tr>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>731396</td>
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<td>731395</td>
<td>REPAIR LOCKSETS - BACK DOOR</td>
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<td>731398</td>
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<td>UNFIT V-10-197(G)(1)</td>
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<tr>
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</tr>
<tr>
<td>2012030019</td>
<td>2/16/2015</td>
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**IMAGE DESCRIPTION**

4107 Rosa Street

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**IMAGE DESCRIPTION**

4107 Rosa Street

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**IMAGE DESCRIPTION**

4107 Rosa Street
4107 Rosa Street

C-3.t.          DRAFT

CODE CASE NBR   IMAGE DATE
2012030019      1/24/2017

IMAGE DESCRIPTION
4107 Rosa Street

CODE CASE NBR   IMAGE DATE
2012030019      1/24/2017

IMAGE DESCRIPTION
4107 Rosa Street

CODE CASE NBR   IMAGE DATE
2012030019      1/24/2017

IMAGE DESCRIPTION
4107 Rosa Street
CODE CASE NBR IMAGE DATE
2012030019 1/24/2017

IMAGE DESCRIPTION
4107 Rosa Street
100 E 1st St, Winston-Salem, NC 27101 to 4107 Rosa Street, Winston-Salem, NC

Distance:
- 5.1 miles
- 13 minutes

Route:
1. Head east on E 1st St toward N Church St
2. Turn left at the 2nd cross street onto N Chestnut St
3. Turn right onto E 3rd St
4. At the traffic circle, take the 2nd exit onto 3rd St E
5. Follow New Walkertown Rd and Carver School Rd to Bainbridge Dr
6. Turn left onto N Martin Luther King Jr Dr
7. Turn right onto New Walkertown Rd
8. Turn left onto Bainbridge Dr
9. Turn right onto Rosa St

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued on 05/03/2011 and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on 05/09/2011. The hearing was held on 6/2/2011 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes__ no_.

2. The Finding and Order was issued on 6/10/2011 and service was obtained by certified mail x regular x post x hand delivery ___ publication ___ on 06/20/2011. The Order directed the owner to vacate and close or repair the dwelling with 30 days from receipt. Time for compliance expired on 07/20/2011. The dwelling was found vacated and closed on 07/27/2011.

3. The dwelling became eligible for demolition under the six (6) month rule on 01/27/2012.

4. The notification letter was sent 01/13/2017 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 02/14/2017. 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 $2,875.00 Fair market value $2,500.00

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.
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<tbody>
<tr>
<td>702083</td>
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<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>702081</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>702082</td>
<td>REPAIR DOOR - MISSING PANEL</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
<td>702086</td>
<td>REPAIR OR REMOVE ACCESSORY BUILDING</td>
<td>UNFIT V-10-197(G)(9)</td>
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<tr>
<td>CODE CASE NBR</td>
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<tr>
<td>2011040483</td>
<td>10/1/2016</td>
<td>1241 Waughtown Street (accy. bldg.)</td>
</tr>
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<td></td>
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<td></td>
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</table>
CODE CASE NBR     IMAGE DATE
2011040483       1/19/2017

IMAGE DESCRIPTION
1241 Waughtown Street (accy. bldg.)
100 E 1st St, Winston-Salem, NC to 1241 Waughtown St, Winston-Salem, NC 27107

Drive 3.5 miles, 8 min

100 E 1st St
Winston-Salem, NC 27107

1. Head east on E 1st St toward N Church St

Continue on S Church St to S Main St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

Take NC-8 S/US-311 S/US-52 S to Waughtown St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S


7. Take exit 108A for Waughtown St

8. Turn left onto Waughtown St

Destination will be on the left

1241 Waughtown St
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014030286
PROPERTY ADDRESS 0 COLLEEN AV
TAX BLOCK 2628 LOT(s) 014
WARD SOUTHEAST
PROPERTY OWNER(s) RICKEY GUEST & CHARLENE GUEST
LIS PENDENS _14m936_ FILED 6/9/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _4/1/2014_ and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on _4/2/2014_. The Hearing was held on 5/1/2014 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes___ no_x_.

2. The Finding and Order was issued on 5/6/2014 and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _5/7/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _6/7/2014_. The dwelling was found vacated and closed on _9/3/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _2/3/2014_.

4. The notification letter was sent _1/11/2017_ 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 _2/14/2017_. 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 (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to 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 _$575_ ____________ Fair market value _$500_ ____________

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: 2014030286

0 COLLEEN AV

<table>
<thead>
<tr>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>796089</td>
<td>REPAIR OR REMOVE ACCESSORY BUILDING</td>
<td>UNFIT V-10-197(G)(9)</td>
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<tr>
<td>796090</td>
<td>REPAIR OR REPLACE DEFECTIVE SIDING</td>
<td>UNFIT V-10-197(G)(3)</td>
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<tr>
<td>796091</td>
<td>REPLACE DEFECTIVE RAFTERS</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>796092</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
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CD-Plus Report - Code Case Images

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<td>3/10/2014</td>
</tr>
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</table>

**IMAGE DESCRIPTION**

0 Colleen Avenue Accy

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<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
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<td>1/13/2017</td>
</tr>
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</table>

**IMAGE DESCRIPTION**

0 Colleen Avenue Accy

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<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
</tr>
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<tbody>
<tr>
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<td>1/13/2017</td>
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</table>

**IMAGE DESCRIPTION**

0 Colleen Avenue Accy
CODE CASE NBR | IMAGE DATE
--- | ---
2014030286 | 1/13/2017

IMAGE DESCRIPTION
- 0 Colleen Avenue Accy

CODE CASE NBR | IMAGE DATE
--- | ---
2014030286 | 1/13/2017

IMAGE DESCRIPTION
- 0 Colleen Avenue Accy

CODE CASE NBR | IMAGE DATE
--- | ---
2014030286 | 1/13/2017

IMAGE DESCRIPTION
- 0 Colleen Avenue Accy
100 E 1st St, Winston-Salem, NC 27101 to Coleen Ave, Winston-Salem, NC 27107

Take Rams Dr and S Martin Luther King Jr Dr to Peachtree St

1. Head east on E 1st St toward N Church St
   - 7 min (2.2 mi)
   - 0.2 mi

2. E 1st St turns right and becomes E Salem Ave
   - 0.4 mi

3. Turn left onto Rams Dr
   - 0.5 mi

4. Turn right onto S Martin Luther King Jr Dr
   - 0.8 mi

5. Turn left onto Argonne Blvd SE
   - 0.3 mi

6. Turn left onto Peachtree St
   - 1 min (0.4 mi)

Continue on Reynolds Park Rc to Coleen Ave

7. Turn right onto Reynolds Park Rc
   - 5 min (2.4 mi)
   - 2.0 mi

8. Turn left onto Waughtown St
   - 0.1 mi

9. Slight right to stay on Waughtown St
   - 433 ft

10. Continue onto High Point Rc
    - 0.3 mi

11. Turn right onto Coleen Ave
    - 21 s (404 ft)

Coleen Ave
Winston-Salem, NC 27107

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014100936
PROPERTY ADDRESS 4130 MACARTHUR ST
TAX BLOCK 2368 LOT(s) 203
WARD SOUTHEAST
PROPERTY OWNER(s) BRUCE M MCLAUGHLIN
LIS PENDENS _16m75__FILED__1/8/2016____

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 12/2/2015 and service was obtained by certified mail x regular x post x hand delivery__, and publication___ on 12/12/2015. The Hearing was held on 12/22/2015 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 12/29/2015 and service was obtained by certified x regular x post x hand delivery____, and publication ___ on _1/8/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _2/8/2016_. The dwelling was found vacated and closed on _3/31/2016_.

3. The dwelling became eligible for demolition under the six (6) month rule on _7/31/2016_.

4. The notification letter was sent 1/17/2017 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 _2/14/2017_. 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 (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to 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 $21,595 Fair market value $20,000
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:** 2014100936

**NEIGHBORHOOD CONSERVATION OFFICER:**
DARYL GREEN - (336)734-1276

**4130 MACARTHUR ST**

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<td>814530</td>
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## CD-Plus Report - Code Case Images

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C-3.w. DRAFT

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**IMAGE DESCRIPTION**

4130 Macarthur Street

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**IMAGE DESCRIPTION**

4130 Macarthur Street

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**IMAGE DESCRIPTION**

4130 Macarthur Street
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4130 Macarthur Street

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### IMAGE DESCRIPTION

4130 Macarthur Street

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<td>1/24/2017</td>
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### IMAGE DESCRIPTION

4130 Macarthur Street
CODE CASE NBR    IMAGE DATE
2014100936    1/24/2017

IMAGE DESCRIPTION
4130 Macarthur Street

CODE CASE NBR    IMAGE DATE
2014100936    1/24/2017

IMAGE DESCRIPTION
4130 Macarthur Street

CODE CASE NBR    IMAGE DATE
2014100936    1/24/2017

IMAGE DESCRIPTION
4130 Macarthur Street
Get on I-40BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40BUS E/US-158 E/US-421 E

Take US-52 S to Clemmonsville Rd. Take exit 105 from US-52 S

7. Take exit 6A to merge onto NC 8 S/US 311 S/US 52 S toward Lexington/High Point
8. Keep left to continue on US-52 S
9. Take exit 105 for Clemmonsville Rd

Take S Main St and Lexwin Ave to MacArthur Rd

10. Turn right onto Clemmonsville Rd
11. Turn left onto S Main St
12. Turn left onto Arnold Ave
13. Turn right onto Lexwin Ave
14. Turn left onto Patton Ave
15. Turn right at the 1st cross street onto MacArthur Rd

Destination will be on the right

Drive 5.4 miles, 10 min

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013081549
PROPERTY ADDRESS 112 S GORDON DR, ACCY
TAX BLOCK 1467 LOT(s) 113
WARD SOUTHWEST
PROPERTY OWNER(s) TERESA PFAU
LIS PENDENS 14m218 FILED 2/21/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _10/16/2013_ and service was obtained by certified mail x regular x post x hand delivery __, and publication ___ on _10/21/2013_. The Hearing was held on 11/15/2013 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint yes ___ no x__.

2. The Finding and Order was issued on _1/6/2014_ and service was obtained by certified x regular x post x hand delivery ___, and publication ___ on _1/7/2014_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _2/7/2014_. The dwelling was found vacated and closed on _4/8/2014_.

3. The dwelling became eligible for demolition under the six (6) month rule on _9/8/2014_.

4. The notification letter was sent _1/12/2017_ 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 _2/14/2017_. 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 (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to 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 $1,610 ________ Fair market value $500 ________

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.
<table>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>781550</td>
<td>REPAIR LOCKSETS</td>
<td>MINOR V-10-197(B)(4)</td>
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<td>781552</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>MINOR V-10-197(G)(6)</td>
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<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>781551</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT HAZARDOUS V-10-197(B)(4)</td>
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CD-Plus Report - Code Case Images

<table>
<thead>
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<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</table>

**IMAGE DESCRIPTION**

112 S. Gordon Drive Accy

---

**IMAGE DESCRIPTION**

112 S. Gordon Drive Accy

---

**IMAGE DESCRIPTION**

112 S. Gordon Drive Accy
<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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<tbody>
<tr>
<td>2013081549</td>
<td>8/20/2013</td>
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</table>

**IMAGE DESCRIPTION**

112 S. Gordon Drive Accy

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<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</thead>
<tbody>
<tr>
<td>2013081549</td>
<td>8/20/2013</td>
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</table>

**IMAGE DESCRIPTION**

112 S. Gordon Drive Accy

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<table>
<thead>
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<th>IMAGE DATE</th>
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</thead>
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</table>

**IMAGE DESCRIPTION**

112 S. Gordon Drive Accy
112 S. Gordon Drive (accy. bldg.)
Continue to follow I-40BUS W/US-421 N. Destination will be on the right.
3 min (0.6 mi)
138 ft
0.2 mi
230 ft
0.2 mi
289 ft
85 ft
384 ft

Get on I-40BUS W/US-158 W/US-421 N from S Church St and S Main St

1. Head east on E 1st St toward N Church St
   3 min (0.6 mi)
   138 ft

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Turn left onto 1st St W

6. Turn left onto S Liberty St


   Continue to follow I-40BUS W/US-421 N
   5 min (3.8 mi)
   3.5 mi

9. Take exit 2B for NC-67 W/Silas Creek Pkwy
   0.3 mi

Continue on NC-67 W/Silas Creek Pkwy. Take Country Club Rd to Gordon Dr SW

10. Merge onto NC-67 W/Silas Creek Pkwy

11. Turn right onto Tiseland Dr NW

12. Turn right onto Country Club Rd

13. Turn left onto Gordon Dr SW
   Destination will be on the right

112 Gordon Dr SW
Winston-Salem, NC 27104

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

100 E 1st St, Winston-Salem, NC 27101 to 112 Gordon Dr SW, Winston-Salem, NC 27104
Drive 5.9 miles, 11 min
City Council – Action Request Form

Date:        February 1, 2017
To:          The City Manager
From:        D. Ritchie Brooks, Community Development Department

Council Action Requested:
The adoption of an Ordinance ordering the Community Development Department 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

<table>
<thead>
<tr>
<th>Owner</th>
<th>Property Location</th>
<th>Block &amp; Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard Hyman &amp; Brenda Killian</td>
<td>5697 Bethania Road</td>
<td>4747, 037</td>
</tr>
<tr>
<td>Hassell Hegwood</td>
<td>4211 Shamel Street</td>
<td>3441, 008</td>
</tr>
<tr>
<td>Fred D. Smith</td>
<td>2209 E. 24th Street</td>
<td>2564, 005</td>
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<tr>
<td>C&amp;M Properties of WS LLC</td>
<td>2306 N. Glenn Avenue</td>
<td>1651, 018</td>
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<tr>
<td>Francis L. Smith, heirs</td>
<td>1534 Williamson Street (accy. bldg.)</td>
<td>1420, 235</td>
</tr>
<tr>
<td>Frances L. Smith, heirs</td>
<td>1534 Williamson Street</td>
<td>1420,235</td>
</tr>
<tr>
<td>Lorretta &amp; Sarah Sherrill</td>
<td>4118 Whitfield Road</td>
<td>2221,059</td>
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<tr>
<td>Frances B. Johnson, heirs</td>
<td>1017 Charles Street (accy. bldg.)</td>
<td>2001,037</td>
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Committee Action:

<table>
<thead>
<tr>
<th>Committee</th>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>For</td>
<td>Against</td>
</tr>
</tbody>
</table>

Remarks:
TO: Tiffany Harris and Candace Dobson
FROM: Michelle M. McCullough
DATE: January 23, 2017
SUBJECT: Demolitions for February 14, 2017 Community Development/Housing/General Government Committee Meeting

Historic Resources staff has reviewed the approximately 100 properties that are scheduled to go before the Community Development/Housing/General Government Committee on February 14, 2017 for demolition consideration. Below is a list of contributing structures in National Register of Historic Places districts.

Properties located in National Register Historic Districts:
120 N. Spring Street – Holly Avenue Historic District
844 N. Jackson Avenue – Reynoldstown Historic District
2319 Waughtown Street - Waughtown/Belview Historic District
1241 Waughtown Street (accessory building) - Waughtown/Belview Historic District
804 W. Bank Street – West Salem Historic District
727 Laurel Street – West Salem Historic District

Historic Resources staff has concerns about the loss of structures in the City’s National Register Historic Districts; therefore, I have sent notice to Preservation Forsyth, the local Historic Preservation non-profit organization to advise them of this potential loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County. None of the buildings are designated a Local Historic Landmark or located within designated local historic districts.

If demolition for these structures are approved, Historic Resources staff would like to request that the Community and Business Development Department have the structures 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.

Additionally, recent discussions at City Council and Council Committee meetings have indicated a concern for the loss of structures in historically African-American neighborhoods. These discussions are continuing, but for Council Members information, I have added an additional list of structures in historically African-American neighborhoods as presented in the latest survey documentation, that are not currently National Register designated.

Properties located in historically African-American Neighborhoods:
717 W. 25th Street – Alta Vista
2306 Glenn Ave – Bon Air-Greenway Place
2404 Gilmer Ave – Bon Air-Greenway Place
2841 N. Patterson Avenue – Bon Air-Greenway Place
515 E. 25th Street – Bon Air-Greenway Place
Properties located in historically African-American Neighborhoods Continued:
314 27th Street – Bon Air-Greenway Place
2506 Gilmer Ave – Bon Air-Greenway Place
1412 Thurmond Street – Boston Cottages
1704 Thurmond Street – Boston Cottages
1700 Thurmond Street – Boston Cottages
526 N. Graham Avenue – Cameron Park/East Winston
1321 E. 2nd Street – Cameron Park/East Winston
1200 Gholson Avenue – Colombia Heights Ext.
1506 Williamson Street – Colombia Heights Ext.
1534 Williamson Street – Colombia Heights Ext.
519 Pitts Street – Happy Hill
716 Pitts Street – Happy Hill
704 Alexander Street – Happy Hill
1060 Betty Drive – Easton
1835 E. 4th Street – Skyland

cc Ritchie Brooks, Director, Community and Business Development
Preservation 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 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 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 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. 2016050736
PROPERTY ADDRESS 5697 BETHANIA RD
TAX BLOCK 4747 LOT(s) 037
WARD NORTH
PROPERTY OWNER(s) RICHARD H HYMAN BRENDA A KILLIAN
LIS PENDENS 17M116 FILED 02/01/2017

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 11/04/2016 and service was obtained by certified mail x regular x post x hand delivery, and publication on 11/24/2016. The Hearing was held on 12/5/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint. yes x no x.

2. The Finding and Order was issued on 12/22/2016 and service was obtained by certified mail x regular x post x hand delivery and publication on 12/29/2016. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 01/29/2017.

3. The notification letter was sent 01/18/2017 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 02/14/2017. 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 (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 $25,226.00 Fair market value $5,000.00

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:** 2016050736  
**NEIGHBORHOOD CONSERVATION OFFICER:** JESSICA WILSON - (336)734-1263  
**5697 BETHANIA RD**

<table>
<thead>
<tr>
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<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>862486</td>
<td>THE REPAIR OF THE STRUCTURE WILL EXCEED SIXTY-FIVE PERCENT (65%) OF THE VALUE -</td>
<td>DEMO V-97-(B)(2)</td>
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<tr>
<td>862462</td>
<td>PAINT WALLS AND CEILINGS -</td>
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<tr>
<td>862479</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS -</td>
<td>MINOR V-10-197(B)(3)</td>
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<td>853463</td>
<td>REPLACE BROKEN WINDOW PANES -</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>853465</td>
<td>REPAIR OR REPLACE FRONT PORCH FLOOR - LOOSE FLOOR COVERING (TRIP HAZARD)</td>
<td>UNFIT V-10-197(G)(7)</td>
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<td>862460</td>
<td>EXTERIOR AND INTERIOR FRAMING MUST BE INSPECTED BEFORE COVERING WITH WALL AND CEILING MATERIALS -</td>
<td>UNFIT V-4-91</td>
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<tr>
<td>862461</td>
<td>INSTALL ADEQUATE ATTIC VENTS -</td>
<td>UNFIT V-10-197(G)(6)(D)</td>
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<td>862463</td>
<td>PROVIDE ACCESS DOOR TO ATTIC -</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>862464</td>
<td>PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL -</td>
<td>UNFIT V-10-197(F)(10)</td>
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<td>862465</td>
<td>PROVIDE OPERABLE SMOKE DETECTOR -</td>
<td>UNFIT V-10-197(L)(1)</td>
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<td>PROVIDE R-19 CEILING INSULATION -</td>
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<td>862467</td>
<td>REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE -</td>
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<td>REPAIR DEFECTIVE FLOORING -</td>
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<td>REPAIR DEFECTIVE LIGHT FIXTURES -</td>
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<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS -</td>
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<td>862472</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS -</td>
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C-4.a. DRAFT

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

862473 REPAIR KITCHEN CABINETS
  UNFIT V-10-197(A)(16)

862474 REPAIR KITCHEN SINK, FIXTURES AND/OR DRAIN
  UNFIT V-10-197(D)(10)

862475 REPAIR OR REPLACE DEFECTIVE SIDING
  UNFIT V-10-197(G)(3)

862476 REPAIR OR REPLACE FRONT PORCH CEILING
  UNFIT V-10-197(G)(7)

862477 REPAIR OR REPLACE LOOSE FLOOR COVERING
  UNFIT V-10-197(G)(2)

862478 REPAIR OR REPLACE ROOF COVERING
  UNFIT V-10-197(G)(6)

862480 REPAIR SOFFIT AND/OR FACIA
  UNFIT V-10-197(G)(6)

862481 REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS
  UNFIT V-10-197(G)(6)

862482 REPLACE DEFECTIVE JOISTS
  UNFIT V-10-197(G)(2)

862483 REPLACE DEFECTIVE RAFTERS
  UNFIT V-10-197(G)(6)

862484 REPLACE DEFECTIVE SHEATHING
  UNFIT V-10-197(G)(6)

862485 REPLACE LOOSE WALL AND CEILING MATERIALS
  UNFIT V-10-197(G)(4)
CODE CASE NBR       IMAGE DATE
2016050736          8/13/2016

IMAGE DESCRIPTION
5697 Bethania Road

Printed on 1/27/2017 4:11:26 PM
Page 7
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**CODE CASE NBR** | **IMAGE DATE** | **IMAGE DESCRIPTION**
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2016050736 | 8/13/2016 |  

**CODE CASE NBR** | **IMAGE DATE** | **IMAGE DESCRIPTION**
--- | --- | ---
2016050736 | 8/13/2016 |  

**CODE CASE NBR** | **IMAGE DATE** | **IMAGE DESCRIPTION**
--- | --- | ---
2016050736 | 8/13/2016 |  

**CODE CASE NBR** | **IMAGE DATE** | **IMAGE DESCRIPTION**
--- | --- | ---
2016050736 | 8/13/2016 |  

**Winston Salem**
CD-Plus for Windows 98/2000/XP
100 E 1st St, Winston-Salem, NC to 5697 Bethania Station Rd

Drive 9.6 miles, 13 min

Google Maps

100 E 1st St
Winston-Salem, NC 27101

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
   2 min (0.5 mi)
   121 ft

2. Turn right at the 1st cross street onto S Church St
   0.2 mi
   230 ft

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St
   180 ft

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S
   0.2 mi

Follow US-52 N to W Hanes Mill Rd. Take exit 116 from US-52 N

   9 min (8.4 mi)
   0.4 mi

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   Continue to follow US-52 N
   7.8 mi

8. Take exit 116 for Hanes Mill Rc
   0.2 mi

Follow W Hanes Mill Rd to Bethania Station Rd

9. Turn right onto W Hanes Mill Rd
   1 min (0.7 mi)
   0.3 mi

10. Keep left to stay on W Hanes Mill Rd
    0.5 mi

11. Continue straight onto Bethania Station Rd
    7 ft

5697 Bethania Station Rd
Winston-Salem, NC 27105

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC/5697+Bethania+Station+Rd...  1/27/2017
These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(e) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2016071693
PROPERTY ADDRESS 4211 SHAMEL ST
TAX BLOCK 3441 LOT(s) 008
WARD NORTH
PROPERTY OWNER(s) HASSELL H HEGWOOD
LIS PENDENS _16M2120__ FILED 12/21/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _09/28/2016_ and service was obtained by certified mail _x_ regular _x_ post _x_ hand delivery _____, and publication _x_ on _10/06/2016_. The Hearing was held on _10/28/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint. yes _x_ no ____.

2. The Finding and Order was issued on _11/3/2016_ and service was obtained by certified mail _x_ regular _x_ post _x_ hand delivery _____ and publication _x_ on _11/17/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _12/17/2016_.

3. The notification letter was sent _01/13/2017_ 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 _02/14/2017_. 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 _x_ 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 $26,215.00 Fair market value $34,497.00

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be removed or demolished.
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<th>STATUS/ORDINANCE</th>
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<td>861439</td>
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<td>MINOR V-10-197(G)(4)</td>
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<td>REPLACE DEFECTIVE SHEATHING</td>
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<td>REPAIR OR REPLACE REAR PORCH FLOOR</td>
<td>UNFIT V-10-197(G)(7)</td>
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<td>MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION</td>
<td>UNFIT V-10-197(H)(4)</td>
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<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<td>861447</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<tr>
<td>861394</td>
<td>INSTALL HANDRAIL AT REAR STEPS</td>
<td>UNFIT V-10-197(G)(8)</td>
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<td>861414</td>
<td>REPLACE DEFECTIVE RAFTERS</td>
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<td>PROVIDE SHELVING IN KITCHEN</td>
<td>UNFIT V-10-197(A)(16)</td>
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<td>REPAIR SOFFIT AND/OR FACIA</td>
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<td>PROVIDE R-19 CEILING INSULATION</td>
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<td>REPAIR OR REPLACE ROOF COVERING</td>
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861423 REPLACE BROKEN WINDOW PANES - UNFIT V-10-197(B)(4)

861425 REPLACE LOOSE WALL AND CEILING MATERIALS - UNFIT V-10-197(G)(4)

861428 REPAIR OR REPLACE REAR PORCH RAILINGS - UNFIT V-10-197(G)(7)

861429 REPAIR KITCHEN SINK, FIXTURES AND/OR DRAIN - PROVIDE UNFIT V-10-197(D)(10)

861430 REPAIR LOCKSETS - UNFIT V-10-197(B)(4)

861431 REPAIR KITCHEN CABINETS - UNFIT V-10-197(A)(16)

861433 REPAIR HOLES IN WALLS AND CEILINGS - LIVING ROOM, KITCHEN, ETC. UNFIT V-10-197(G)(4)

861427 REPAIR OR REPLACE STEPS AT REAR - UNFIT V-10-197(G)(8)

861440 PROVIDE HEATING FACILITY - UNFIT V-10-197(E)(1)
CODE CASE NBR | IMAGE DATE
2016071693     | 7/29/2016

IMAGE DESCRIPTION

CODE CASE NBR | IMAGE DATE
2016071693     | 1/26/2017

IMAGE DESCRIPTION
4211 Shamel Street

CODE CASE NBR | IMAGE DATE
2016071693     | 1/26/2017

IMAGE DESCRIPTION
4211 Shamel Street
C-4.b. DRAFT

CODE CASE NBR  IMAGE DATE
2016071693    1/27/2017

IMAGE DESCRIPTION

CODE CASE NBR  IMAGE DATE
2016071693    1/27/2017

IMAGE DESCRIPTION

4211 Shamel Stret
Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St
2. Turn right at the 1st cross street onto S Church St
3. Turn right onto Cemetery St
4. Turn right at the 1st cross street onto S Main St
5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to Akron Dr. Take exit 112 from NC-8 N/US-52 N

7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport
   - Continue to follow NC-8 N/US-52 N
8. Take exit 112 for Akron Dr

Continue on Akron Dr. Take Indiana Ave to Shamel St

9. Use the left 2 lanes to turn left onto Akron Dr
10. Turn right onto Indiana Ave
11. Turn right onto Aispaugh Dr
12. Turn left onto Marvin Blvc
13. **Turn left onto Shamel St**

**4211 Shamel St**
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
DUE PROCESS

1. The current Complaint and Notice of Hearing was issued on 09/22/2016 and service was obtained by certified mail x regular x post x hand delivery, and publication x on 09/29/2016. The Hearing was held on 10/24/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint. yes no x.

2. The Finding and Order was issued on 11/17/2016 and service was obtained by certified mail x regular x post x hand delivery and publication x on 12/22/2016. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 01/22/2016.

3. The notification letter was sent on 01/13/2017 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 02/14/2017. 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 (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 $13,921.00 Fair market value $15,000.00

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be removed or demolished.
<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>861728</td>
<td>THE REPAIR OF THE STRUCTURE WILL EXCEED SIXTY-FIVE PERCENT (65%) OF THE VALUE</td>
<td>DEMO V-97-(B)(2)</td>
</tr>
<tr>
<td>751329</td>
<td>PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING</td>
<td>MINOR V-10-197(G)(3)</td>
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<tr>
<td>861714</td>
<td>REPAIR LOCKSETS</td>
<td>MINOR V-10-197(B)(4)</td>
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<tr>
<td>861726</td>
<td>MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION</td>
<td>MINOR V-10-197(H)(4)</td>
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<tr>
<td>751327</td>
<td>INSTALL CRAWL SPACE DOOR</td>
<td>UNFIT V-10-197(G)(1)</td>
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<tr>
<td>751328</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>751330</td>
<td>REPAIR OR REPLACE FRONT PORCH RAILINGS</td>
<td>UNFIT V-10-197(G)(7)</td>
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<tr>
<td>861712</td>
<td>REPAIR DOOR - REPLACE EXISTING REAR ENTRANCE DOOR AND INSTALL ENTRANCE LOCK.</td>
<td>UNFIT V-10-197(A)(15)</td>
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<tr>
<td>861713</td>
<td>PROVIDE SHELVING IN KITCHEN - DETERIORATED WALL AND BASE CABINETS.</td>
<td>UNFIT V-10-197(A)(16)</td>
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<tr>
<td>861715</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<tr>
<td>861716</td>
<td>WEATHERSTRIP DOORS - FRONT EXTERIOR DOOR.</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>861717</td>
<td>PROVIDE HEATING FACILITY - MISSING HEATING UNIT.</td>
<td>UNFIT V-10-197(E)(1)</td>
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<tr>
<td>861718</td>
<td>REPAIR DEFECTIVE FLOORING - HOLE IN KITCHEN FLOOR AND FLOORING SYSTEM.</td>
<td>UNFIT V-10-197(G)(2)</td>
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<tr>
<td>861719</td>
<td>REPLACE DEFECTIVE JOISTS - SAGGING KITCHEN FLOOR AND HOLE IN FLOOR.</td>
<td>UNFIT V-10-197(G)(2)</td>
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<tr>
<td>861720</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING - KITCHEN FLOOR. HOLE. SAGGING. DETERIORATED/DILAPIDATED FLOOR COVERING.</td>
<td>UNFIT V-10-197(G)(2)</td>
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861721  REPAIR HOLES IN WALLS AND CEILINGS  - HOLE IN KITCHEN WALL, EXTERIOR, EAST WALL. WATER DAMAGED FRAMING MEMBERS. UNFIT V-10-197(G)(4)

861723  REPLACE DEFECTIVE SHEATHING  - HOLE IN ROOF. WATER DAMAGED SHEATHING. UNFIT V-10-197(G)(6)

861724  REPAIR OR REPLACE ROOF COVERING  - HOLE IN ROOF. WATER DAMAGED ROOF DECKING UNFIT V-10-197(G)(6)

861725  REPAIR ROOF LEAK  - HOLE IN ROOF. UNFIT V-10-197(G)(6)

861727  PROVIDE OPERABLE SMOKE DETECTOR  - UNFIT V-10-197(L)(1)
<table>
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<tr>
<td>2012100451</td>
<td>1/24/2017</td>
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**IMAGE DESCRIPTION**

![Image 1](image1.jpg)

![Image 2](image2.jpg)
Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S

Take NC-8 N/US-52 N to NE 26th St. Take exit 111A from NC-8 N/US-52 N


7. Take exit 6E to merge onto NC-8 N/US-311 N/US-52 N toward Mt Airy/Smith Reynolds/Airport

8. Take exit 111A toward 28th St

Continue on NE 26th St. Drive to NE 24th St

9. Continue straight onto NE 26th St

10. Turn left onto NE 25th St

11. Turn right onto Bowen Blvd

12. Turn left onto NE 24th St

Destination will be on the left

Drive 4.1 miles, 8 min

Google Maps

https://www.google.com/maps/dir/100+E+1st+St,+Winston-Salem,+NC/2209+Northeast+24th+St
2209 NE 24th St
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(e) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012070180
PROPERTY ADDRESS 2306 N GLENN AV
TAX BLOCK 1651 LOT(s) 018
WARD NORTHEAST
PROPERTY OWNER(s) C&M PROPERTIES OF WINSTON SALEM LLC
LIS PENDENS 16m1465 FILED 8/16/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 7/8/2016 and service was obtained by certified mail x regular x post x hand delivery _____, and publication _____ on ___________. The Hearing was held on 8/8/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint. yes no.

2. The Finding and Order was issued on 8/11/2016 and service was obtained by certified mail x regular x post x hand delivery _____ and publication _____ on 8/29/2016. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 9/29/2016.

3. The notification letter was sent 1/9/2017 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 2/14/2017. 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 (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 $57,552 Fair market value $30,000

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be removed or demolished.
CASE NO: 2012070180

2306 N GLENN AV

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

<table>
<thead>
<tr>
<th>VIOL NBR</th>
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<tr>
<td>765936</td>
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<td>DEMO V-97-(B)(2)</td>
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<tr>
<td>741981</td>
<td>REPAIR LOCKSETS - THOUGHOUT</td>
<td>MINOR V-10-197(B)(4)</td>
</tr>
<tr>
<td>741991</td>
<td>REPAIR OR REPLACE LOOSE FLOOR COVERING</td>
<td>MINOR V-10-197(G)(2)</td>
</tr>
<tr>
<td>741993</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS</td>
<td>MINOR V-10-197(G)(4)</td>
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<td>741982</td>
<td>WEATHERSTRIP DOORS</td>
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<td>741983</td>
<td>PROVIDE R-19 CEILING INSULATION</td>
<td>UNFIT V-10-197(I)</td>
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<td>741984</td>
<td>REPAIR OR REPLACE SCREENS ON DOORS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<td>741985</td>
<td>REPAIR OR REPLACE SCREENS ON WINDOWS</td>
<td>UNFIT V-10-197(B)(3)</td>
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<td>741987</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<td>741988</td>
<td>REPAIR FURNACE</td>
<td>UNFIT V-10-197(E)(2)</td>
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<td>741989</td>
<td>REPLACE LOOSE WALL AND CEILING MATERIALS - CEILINGS FALLING IN</td>
<td>UNFIT V-10-197(G)(4)</td>
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<tr>
<td>741990</td>
<td>REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS</td>
<td>UNFIT V-10-197(F)(1)</td>
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<tr>
<td>741992</td>
<td>REPAIR DEFECTIVE FLOORING</td>
<td>UNFIT V-10-197(G)(2)</td>
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<td>741994</td>
<td>OTHER - REPAIR DOCT-WORK</td>
<td>UNFIT V-10-197</td>
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<tr>
<td>741995</td>
<td>REPAIR ELECTRICAL CONNECTION TO HOT WATER</td>
<td>UNFIT V-10-197(F)(5)</td>
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<tr>
<td>741996</td>
<td>REPAIR OR REPLACE WATER HEATER</td>
<td>UNFIT V-10-197(D)(8)</td>
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741997 OTHER - REPAIR EXPOSED WIRING IN BASEMENT
UNFIT V-10-197

741998 REPAIR OR REPLACE ROOF COVERING -
UNFIT V-10-197(G)(6)
# CD-Plus Report - Code Case Images

<table>
<thead>
<tr>
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<th>IMAGE DESCRIPTION</th>
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<tbody>
<tr>
<td>2012070180</td>
<td>4/12/2013</td>
<td>2306 Glenn Ave</td>
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</tbody>
</table>

![Image 1](image1.jpg)

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2012070180</td>
<td>4/12/2013</td>
<td>2306 Glenn Ave</td>
</tr>
</tbody>
</table>

![Image 2](image2.jpg)

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
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</tr>
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<tbody>
<tr>
<td>2012070180</td>
<td>4/12/2013</td>
<td>2306 Glenn Ave</td>
</tr>
</tbody>
</table>

![Image 3](image3.jpg)

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
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<th>IMAGE DESCRIPTION</th>
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<tbody>
<tr>
<td>2012070180</td>
<td>4/12/2013</td>
<td>2306 Glenn Ave</td>
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</table>

![Image 4](image4.jpg)
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<tr>
<th>CODE CASE NBR</th>
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</thead>
<tbody>
<tr>
<td>2012070180</td>
<td>4/12/2013</td>
<td>2306 Glenn Ave</td>
</tr>
</tbody>
</table>

- Images of interior views showing damage and deterioration at 2306 Glenn Ave. 

WINSTON SALEM
CD-Plus for Windows 98/2000/XP
CODE CASE NBR    IMAGE DATE
2012070180    4/12/2013

IMAGE DESCRIPTION
2306 Glenn Ave

CODE CASE NBR    IMAGE DATE
2012070180    4/12/2013

IMAGE DESCRIPTION
2306 Glenn Ave

CODE CASE NBR    IMAGE DATE
2012070180    4/12/2013

IMAGE DESCRIPTION
2306 Glenn Ave
2306 Glenn Ave
100 East 1st Street
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St
   ▲ 479 ft

2. Turn left at the 2nd cross street onto N Chestnut St
   ▼ 0.3 mi

3. Turn right onto 4th St E
   ▶ 305 ft

4. Turn left at the 1st cross street onto Patterson Ave
   ◀ 1.3 mi

5. Turn right onto Glenn Ave NE
   ▶ Destination will be on the left
     ▼ 0.1 mi

2306 Glenn Avenue Northeast
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2004120184
PROPERTY ADDRESS 1534 WILLIAMSON ST ACC BLDG
TAX BLOCK 1420 LOT(s) 235
WARD EAST
PROPERTY OWNER(s) FRANCIS L SMITH, HEIRS &C/O DEBORAH SMITH
LIS PENDENS 16M762 FILED 04/27/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 03/14/2016 and service was obtained by certified mail x regular x post x hand delivery____, and publication x on 03/17/2016. The Hearing was held on 4/13/2016 and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint. yes x no__.

2. The Finding and Order was issued on 5/13/2016 and service was obtained by certified mail x regular x post x hand delivery ____ and publication x on 12/22/2016. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on 01/22/2017.

3. The notification letter was sent 01/13/2017 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 02/14/2017. 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 (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 $13,553.00 Fair market value $750.00

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be removed or demolished.
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<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
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<td>DEMO V-97-(B)(2)</td>
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<tr>
<td>519797</td>
<td>PROVIDE OPERABLE DOORS</td>
<td>UNFIT V-10-197(A)(15)</td>
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<td>519798</td>
<td>REPLACE BROKEN WINDOW PANES</td>
<td>UNFIT V-10-197(B)(4)</td>
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<tr>
<td>519799</td>
<td>REPAIR HOLES IN WALLS AND CEILINGS</td>
<td>CRACKS BETWEEN BLOCK</td>
</tr>
<tr>
<td>519800</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>795499</td>
<td>REPLACE DEFECTIVE SHEATHING</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>795501</td>
<td>REPAIR SOFFIT AND/OR FACIA</td>
<td>UNFIT V-10-197(G)(6)</td>
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<tr>
<td>795498</td>
<td>REPLACE DEFECTIVE RAFTERS</td>
<td>UNFIT HAZARDOUS V-10-197(G)(6)</td>
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<tr>
<td>795500</td>
<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT HAZARDOUS V-10-197(G)(6)</td>
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## CD-Plus Report - Code Case Images

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<td>2/27/2014</td>
<td>1534 Williamson Street (accy. bldg.)</td>
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</table>
CODE CASE NBR   IMAGE DATE
2004120184   1/25/2017

IMAGE DESCRIPTION
1534 Williamson Street (acy. bldg.)
100 E 1st St, Winston-Salem, NC to 1534 Williamson St

Drive 2.3 miles, 7 min

1. Head east on E 1st St toward N Church St 0.2 mi
2. E 1st St turns right and becomes E Salem Ave 0.4 mi
3. Turn left onto Rams Dr 0.5 mi
4. Turn right onto S Martin Luther King Jr Dr 1.0 mi
5. Turn right onto Williamson St 0.2 mi

Destination will be on the left

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
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 $ $20,087.00 Fair market value $ $7,500.00

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be removed or demolished.
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<td>519774</td>
<td>REPLACE WINDOW PANES AT BASEMENT DOOR - OUT - BOARDED</td>
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<td>519777</td>
<td>REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS</td>
<td>MINOR V-10-197(G)(6)</td>
</tr>
<tr>
<td>107285</td>
<td>Repair or replace front porch railing</td>
<td>UNFIT</td>
</tr>
<tr>
<td>519775</td>
<td>REPAIR/REPLACE THRESHOLD AT FRONT - DECAYED</td>
<td>UNFIT V-10-197(B)(4)</td>
</tr>
<tr>
<td>519778</td>
<td>INSTALL HANDRAIL AT REAR STEPS</td>
<td>UNFIT V-10-197(G)(8)</td>
</tr>
<tr>
<td>795492</td>
<td>REPLACE DEFECTIVE RAFTERS</td>
<td>UNFIT V-10-197(G)(6)</td>
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<td>795493</td>
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<td>REPAIR OR REPLACE ROOF COVERING</td>
<td>UNFIT HAZARDOUS V-10-197(G)(6)</td>
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CD-Plus Report - Code Case Images

<table>
<thead>
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**IMAGE DESCRIPTION**

1534 Williamson Street

<table>
<thead>
<tr>
<th>CODE CASE NBR</th>
<th>IMAGE DATE</th>
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</thead>
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</table>

**IMAGE DESCRIPTION**
1534 Williamson Street
100 E 1st St, Winston-Salem, NC to 1534 Williamson St

Destination will be on the left

0.2 mi
0.4 mi
0.5 mi
1.0 mi
0.2 mi

Drive 2.3 miles, 7 min

100 E 1st St
Winston-Salem, NC 27101

1. Head east on E 1st St toward N Church St

2. E 1st St turns right and becomes E Salem Ave

3. Turn left onto Rams Dr

4. Turn right onto S Martin Luther King Jr Dr

5. Turn right onto Williamson St

Destination will be on the left

1534 Williamson St
Winston-Salem, NC 27101

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CASE SUMMARY - HOUSING FILE NO. 2014051782
PROPERTY ADDRESS 4118 WHITFIELD RD
TAX BLOCK 2221 LOT(s) 059
WARD NORTHEAST
PROPERTY OWNER(s) LORETTA SHERRILL SARAH SHERRILL
LIS PENDENS 16M1926__ FILED_11/03/2016___

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued _05/02/2016_ and service was obtained by certified mail _x_ regular _x_ post _x_ hand delivery______, and publication _x_ on _05/12/2016_. The Hearing was held on _6/1/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint. yes___ no__

2. The **Finding and Order** was issued on _10/7/2016_______________ and service was obtained by certified mail _x_ regular _x_ post _x_ hand delivery _____ and publication _x_ on _10/20/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _10/30/2016_.

3. The notification letter was sent _01/12/2016_ 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 _02/14/2016_. 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 $27,669.00 __________ Fair market value $5,000.00 __________

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:** 2014051782  
**NEIGHBORHOOD CONSERVATION OFFICER:** QUIVETTE POWELL - (336)734-1277  
**4118 WHITFIELD RD**

<table>
<thead>
<tr>
<th>VIOL NBR</th>
<th>VIOLATION DESCRIPTION</th>
<th>STATUS/ORDINANCE</th>
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<tbody>
<tr>
<td>802811</td>
<td>THE REPAIR OF THE STRUCTURE WILL EXCEED SIXTY-FIVE PERCENT (65%) OF THE VALUE</td>
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<td>PROVIDE DOOR</td>
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<td>REPLACE BROKEN WINDOW PANES</td>
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<td>REPAIR KITCHEN SINK, FIXTURES AND/OR DRAIN</td>
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804242 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS - UNFIT V-10-197(F)(1)

804243 REPAIR DEFECTIVE FLOORING - UNFIT V-10-197(G)(2)

804244 REPAIR OR REPLACE LOOSE FLOOR COVERING - UNFIT V-10-197(G)(2)

804245 REPAIR OR REPLACE DEFECTIVE SIDING - UNFIT V-10-197(G)(3)

804246 REPAIR HOLES IN WALLS AND CEILINGS - UNFIT V-10-197(G)(4)

804247 REPLACE LOOSE WALL AND CEILING MATERIALS - UNFIT V-10-197(G)(4)

804248 REPAIR SOFFIT AND/OR FACIA - UNFIT V-10-197(G)(6)

804249 REPLACE DEFECTIVE SHEATHING - UNFIT V-10-197(G)(6)

804251 REPAIR OR REPLACE FRONT PORCH FLOOR - UNFIT V-10-197(G)(7)

804252 REPAIR OR REPLACE FRONT PORCH RAILINGS - UNFIT V-10-197(G)(7)
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<td>DESCRIPTION FOR DSCN1336.JPG</td>
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<td>2014051782</td>
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<td>2014051782</td>
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<tr>
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<td>IMAGE DATE</td>
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<tr>
<td>2014051782</td>
<td>1/24/2017</td>
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**IMAGE DESCRIPTION**

4118 Whitfield Road
4118 Whitfield Road
100 E 1st St, Winston-Salem, NC to 4118 Whitfield Rd, Winston-Salem, NC 27105

Drive 5.2 miles, 13 min

1. Head east on E 1st St toward N Church St
   32 s (466 ft)

Take E 3rd St to N Martin Luther King Jr Dr

2. Turn left at the 2nd cross street onto N Chestnut St
   0.2 mi

3. Turn right onto E 3rd St
   0.2 mi

4. At the traffic circle, take the 2nd exit onto 3rd St E
   0.5 mi

Follow New Walkertown Rd and Carver School Rd to Bainbridge Dr

5. Turn left onto N Martin Luther King Jr Dr
   0.2 mi

6. Turn right onto New Walkertown Rd
   2.1 mi

7. Turn left onto Carver School Rd
   1.5 mi

Continue on Bainbridge Dr. Drive to Whitfield Rd

8. Turn left onto Bainbridge Dr
   1 min (0.3 mi)

9. Turn right onto Whitfield Rd
   Destination will be on the left
   0.2 mi

4118 Whitfield Rd
Winston-Salem, NC 27105

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
CODE ENFORCEMENT PURSUANT TO SEC. 10-203(e) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2016021290
PROPERTY ADDRESS 1017 CHARLES ST ACCESS #2
TAX BLOCK 2001 LOT(s) 037
WARD SOUTHEAST
PROPERTY OWNER(s) FRANCES B JOHNSON, HEIRS
C/O BRYAN C. THOMPSON
LIS PENDENS 16m1220 FILLED 7/25/2016

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued _5/4/2016_ and service was obtained by certified mail _x_ regular _x_ post _x_ hand delivery______, and publication _x_ on _5/9/2016_. The Hearing was held on _6/3/2016_ and the owner/agent appeared and/or contacted the Community Development Department regarding the complaint. yes____ no_x_.

2. The Finding and Order was issued on _6/28/2016_ and service was obtained by certified mail _x_ regular _x_ post _x_ hand delivery ____ and publication _x_ on _6/30/2016_. The Order directed the owner to vacate and close or repair the dwelling within 30 days from receipt. Time for compliance expired on _7/30/2016_.

3. The notification letter was sent _1/6/2017_ 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 _2/14/2017_. 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 (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 $7,820 Fair market value $500

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:** 2016021290

**NEIGHBORHOOD CONSERVATION OFFICER:**

**SHAWN HELM - (336)734-1271**

**1017 CHARLES ST  ACCESS #2**

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<td>REPLACE LOOSE WALL AND CEILING MATERIALS</td>
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<td>REPAIR SOFFIT AND/OR FACIA</td>
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CD-Plus Report - Code Case Images

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IMAGE DESCRIPTION
1017 Charles Street Accy 2

CD-Plus for Windows 98/2000/XP
Printed on 1/5/2017 3:24:51 PM
Page 1
WINSTON SALEM
CODE CASE NBR | IMAGE DATE
2016021290 | 2/25/2016

IMAGE DESCRIPTION
1017 Charles Street Accy 2
1017 Charles Street Accy 2
100 E 1st St, Winston-Salem, NC 27101 to 1017 Charles Street, Winston-Salem, NC

Drive 4.9 miles, 8 min

Get on I-40 BUS E/US-158 E/US-421 S from S Church St

1. Head east on E 1st St toward N Church St

2. Turn right at the 1st cross street onto S Church St

3. Turn right onto Cemetery St

4. Turn right at the 1st cross street onto S Main St

5. Use the right lane to take the ramp onto I-40 BUS E/US-158 E/US-421 S


8. Take exit 107A to merge onto I-40 E/US-311 S toward Greensboro/High Point

9. Take exit 195 for Clemsonville Rd toward NC-109/Thomasville

Drive to Charles St

10. Turn right onto NC-109 S/Thomasville Rd

11. Turn right onto Charles St

Destination will be on the right

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
Please see Finance G-2 for printed material on this item.
TO: Lee D. Garrity, City Manager
FROM: Melanie Johnson, City Secretary
        Tom Kureczka, Chief Information Officer
DATE: January 24, 2017
SUBJECT: Granicus Legistar Agenda Management System
CC: Ben Rowe, Assistant City Manager

The purpose of this memo is to provide an update on the Granicus Legistar Agenda Management System project. This project will replace the SIRE application that is used today for agenda preparation, review, and distribution with software from Granicus, the existing platform used for the post-meeting publishing of the minutes and videos to our City web site. This will provide us with one consistent solution and process from beginning to end for the lifecycle of meeting information and documents, and reduce staff time spent on this processing. The new solution will also provide an electronic and paperless solution for use by all participants.

Migration to the Granicus Legistar Agenda Management system will begin in February, with staff training on the entry of legislative items and development of City Council meeting agendas and minutes already scheduled. It is anticipated that we will begin training for the Mayor and Council Members in April. Training for the Council Members will be performed using new mobile iPad devices. Once training is complete, staff and Council Members will start using the Granicus Legistar system for managing the overall agenda process with the May City Council meetings.

Legistar will allow staff to organize, store, and easily retrieve electronic documents in one system, while maintaining all of the data and tracking each item’s path through the entire process. Council Members will be able to retrieve agenda documents and record mark-up notes on their personal iPads. Additionally, Legistar will assist in quick and easy publishing of agenda and minutes documents to the City’s website. From that point, the public will be able to easily retrieve meeting agendas, minutes and videos, legislative items, history of items, votes, etc., via keyword or date search retrieval.

Another component of the Granicus program, VoteCast, will provide the ability for the Mayor and City Council to vote directly from their new mobile devices during City Council and City Council Committee meetings. These votes will be automatically recorded and entered into the Granicus system. Implementation of the voting function is planned for soon after release of the Legistar Agenda component.

Please do not hesitate to contact us should you have any questions regarding the new system and process.
Memorandum

TO: Lee D. Garrity, City Manager
FROM: Tom Kureczka, Chief Information Officer
DATE: January 27, 2017
SUBJECT: Informational Memo – Online Information Center Update
CC: Ben Rowe, Assistant City Manager

The purpose of this memo is to provide an update on the Online Information Center (OIC) project. This Key Work Item for Information Systems (I.S.) had its early beginnings in 2012 with the recommendations from the Development Review-Related Advisory Committee (DRRAC). The recommendations included a new Electronic Plan Review (EPR) application to support paperless Plan Reviews; a replacement for the aging Hansen permitting applications (Cityworks PLL); and more development services available on the City’s internet home page.

The EPR application was implemented in August 2016, with support for 4 of the 31 total Plan Review types. Staff has continued to roll-out additional Review Plan types, with 16 types supported as of today, and the final 15 expected to be supported by the end of this fiscal year.

Staff moved the new Cityworks PLL application into production in mid-January. Inspections staff is currently running the new application in parallel with the Hansen application, and plans are to retire the Hansen application in February.

The Online Information Center is a geographic online data portal that provides a wide range of information and data files. It is a result of several meetings throughout the life of the project that included members of the development and real estate community. These folks helped define what types of information would be valuable to their business.

The application can provide information specific to an address, or to a proximity as defined by the user to an address. The user has the ability to access and view the information on a map, with multiple types of layers; through online charts and graphs; and by downloading all or part of a data set.

The Online Information Center was recently made available to the public. It can be accessed on the internet using the following link: https://wsoic.cityofws.org. The first release contains many types of data, and the plans are to continuously add more data sets as they are made available.
The purpose of this memo is to provide an update on the IT Fiber Network project. Staff has been working on this initiative for the past few years; we are in the home stretch and nearing a point to be able to utilize the network for daily operations.

In January 2011 the Mayor and City Council approved a contract with NCDOT for a new fiber optic based Traffic Signal System. Soon after, WSDOT and Information Systems (I.S.) staff approached NCDOT about how the City’s fiber infrastructure needs could be addressed with an expansion to this project. NCDOT agreed to expand the scope of the Signal System project to include the installation of additional fiber strands, along the same path but separated from the Signal System fiber. In August 2011, the Mayor and City Council approved a contract for the added work.

NCDOT began the build-out of the networks in 2012, and in October 2016, the City formally accepted the IT Fiber Network segments. The IT network will consist of a core ring around the inner part of the city that includes five primary facilities and ten additional hub sites. Each hub site will anchor a spoke from the core ring, and reach to outer locations of the city. Information Systems staff have identified 60 potential City-owned locations to be connected to the network via these spokes in the next few years. I.S. staff will be connecting these locations as time and resources allow. The City has enough approved funding to connect the five primary and ten hub sites, and approximately 15 - 20 of the additional locations.

The Information Systems Department issued an RFP last year looking for a vendor to connect the primary and hub sites back to the NCDOT installed fiber (referred to as the ‘last mile’). Working with the RFP responses and City Council approved funds, the City entered into a contract with a firm to complete this ‘last mile’ connection for three primary/hub sites. These sites; City Hall, our secondary data center on Third Street, and the Lowery facility; are now connected to the core ring.

I.S. staff plan to bring a request to City Council in March for approval to enter into a second contract with this vendor using approved funds for the connection of the remaining twelve primary/hub sites. This work will also include completing the last mile and connecting some of the remaining locations that have been identified. We plan to have the twelve primary/hub sites connected this fiscal year, and the additional locations connected in FY17-18. WSDOT and I.S. staff is advertising to fill a support position that is in the approved FY16-17 operating budget.
Memorandum

TO: Lee D. Garrity, City Manager
FROM: Tom Kureczka, Chief Information Officer
DATE: January 27, 2017
SUBJECT: Informational Memo – IT Fiber Network Update
CC: Ben Rowe, Assistant City Manager

The purpose of this memo is to provide an update on the IT Fiber Network project. Staff has been working on this initiative for the past few years; we are in the home stretch and nearing a point to be able to utilize the network for daily operations.

In January 2011 the Mayor and City Council approved a contract with NCDOT for a new fiber optic based Traffic Signal System. Soon after, WSDOT and Information Systems (I.S.) staff approached NCDOT about how the City’s fiber infrastructure needs could be addressed with an expansion to this project. NCDOT agreed to expand the scope of the Signal System project to include the installation of additional fiber strands, along the same path but separated from the Signal System fiber. In August 2011, the Mayor and City Council approved a contract for the added work.

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Please see Finance C-18 for printed material on this item.
SUMMARY OF MINUTES
COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT
COMMITTEE

4:32 p.m., Tuesday, January 10, 2017

COMMITTEE ROOM

Room 239, City Hall

________________________________________

COMMITTEE MEMBERS:  Council Member Derwin L. Montgomery, Chair
                       Council Member Denise D. Adams, Vice Chair
                       Council Member Dan Besse
                       Council Member Robert C. Clark

OTHERS PRESENT:  Council Member Jeff MacIntosh
                 Council Member John C. Larson

Chair Montgomery called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. No items were pulled.

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

CONSENT AGENDA

C-1. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES – December 13, 2016.

GENERAL AGENDA

G-1. ORDINANCE REVISING CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES TO AMEND REGULATIONS FOR ACCESSORY DWELLINGS – UDO-267 – Proposal of the City-County Planning and Development Services Staff [Recommended by Planning Board. Item continued from the May, August, October, November, and December meetings of the Community Development/Housing/General Government Committee.]

Mr. Paul Norby, Planning and Development Services Director, gave a brief introduction on this item.

In response to Council Member Besse, Mr. Kirk Erickson, Principal Planner stated the second opt-in alternative would be the special use case by case opt-in.
In response to Council Member MacIntosh, Mr. Erickson stated this part of the ordinance is not going to change and currently the ordinance states: attached accessory dwellings but prohibited alterations include multiple entrance ways, multiple mailboxes, multiple name plates and no new stairways to upper floors or permitted on any side of a building which faces a public street and electric or gas utilities may be applied to both units with a single meter.

In response to Council Member Adams, Mrs. Angela Carmon, City Attorney, stated both opt-in options are within the law.

In response to Council Member Clark, Mr. Erickson stated no new stairways to upper floors are permitted on any side of the building that faces the street. If a building has a side that doesn’t face the street access, the stairs that would be allowed even if you could theoretically see them from the street.

Council Member Clark suggested the Committee evaluate several issues: minimum lot size, maximum lot size, parking, set-back issues, and the height to determine whether attached or detached dwellings should be allowed.

Council Member Adams stated as people get older they are not able to afford the assisted living facilities. If that population sees the need to put a small unit on their property to accommodate their living situations, it should be allowed.

In response to Council Member Adams, Mr. Norby stated the special use permit cost is $150 to establish the attached and detached dwellings. The opt-in re-zoning based upon the current fee schedule would be $1000.

In response to Chair Montgomery, Mr. Erickson stated attached versus detached dwellings are already divided into two separate standards and sections of the ordinance.

Chair Montgomery suggested this item come back to Committee in March.

G-2. INFORMATION CONCERNING CITIZEN SATISFACTION SURVEYS.

Mr. Ben Rowe, Assistant City Manager, gave the staff report on this item.

Council Member Adams requested a short presentation of the 2011 citizen survey at the upcoming strategic planning workshop. She stated the staff, as well as the public, needs to see the results of the data collected from the survey.

In response to Council Member Clark, Mr. Rowe stated the National Citizen Survey was sent to about 3000 households and 650 of those returned their surveys. The households were randomly selected.

Council Member Clark suggested the surveys be conducted every two to three years.

G-3. HISTORIC LANDMARK APPLICATION REVIEW.
Ms. Michelle McCullough, Planning Department/Historic Preservation, gave an update on this item.

In response to Council Member Clark, Ms. McCullough stated there are certain situations where the program does monitor what color historic houses are painted.

Council Member Larson requested information concerning how these houses are nominated for historic preservation. He also requested information on how these nominations are originated and the correlation with the reflective and broad mosaic of our cultural heritage and wealth.

Council Member Larson requested staff report to Committee with proposals on how the City can be more proactive in engaging in designating properties.

In response to Council Member MacIntosh, Ms. McCullough stated the City has the option of looking for individual structures and not districts for historic preservation and landmark status.

Council Member MacIntosh suggested the City look into establishing a preservation easement in a property that receives landmark status.

Council Member Besse suggested there needs to be more opportunities to survey and get a systematic review of what is already available to outreach homeowners in the African American neighborhoods, so that they can learn about the historic preservation and be given the opportunity to participate.

Chair Montgomery requested information on the tax abatement. He stated the City should measure the comparative costs associated to some of the things that happen with these properties. He also asked about where that money goes after that period of tax abatement.

Chair Montgomery stated the consideration must be given to properties in other locations of similar historic nature. They don’t get the same benefit of the homes that are being designated. If some receive a 50% tax credit and do not get the same tax benefit, this is not a good practice. The structure is restrictive based upon where the landmark status is. The challenge is that this process remains equitable. Right now this process benefits the more affluent.

In response to Council Member Besse, Ms. McCullough stated she would include other options concerning the other programs that may be available for historic preservation.

G-4. FUNDING REQUEST FROM SHARE COOPERATIVE. [$21,800]

Mr. Derwick Paige, Assistant City Manager, gave an update on this item.

Council Member Besse requested the number and location of existing food co-op locations in the Triad area.

Council Member Besse requested information on clarification if the total of $21,800 is needed for the co-op study.
ADJOURNMENT: 6:03 p.m.