Winston-Salem

Neighborhood Services Department

City of Winston-Salem
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336-722-8000
CityofWS.org

CODE ENFORCEMENT PURSUANT TO HOUSING CODE: ____ SEC. 10-203(e)
_X_ SEC. 10-203(f)(1)
____ SEC. 10-203(f)(2)

CASE SUMMARY:
HOUSING FILE NO.: CE-H-VIO-24-08-0013
PROPERTY ADDRESS: 633 MULBERRY ST
WARD: South
PROPERTY OWNER(s): TAMMY WATSON
LIS PENDENS #: 25M21 DATE LIS PENDENS FILED: 1/7/2025

DUE PROCESS:
1. The current **Complaint and Notice of Hearing** was issued **12/6/2024** and service was obtained by **_X_** certified mail; **_X_** regular; **_X_** posting; ___ hand delivery and ___ publication on **12/9/2024**. The Hearing was held on **1/6/2025** and the owner/agent ____ did **_X_** did not appear and/or contact the Community Development Department regarding the complaint.

2. The **Finding and Order** was issued on **01/13/2025** and service was obtained by **_X_** certified; **_X_** regular; **_X_** posting; ___ hand delivery, and __ publication on **1/21/2025**. The Order directed the owner to **repair, alter or improve** the dwelling within **30** days from receipt. The time for compliance expired on **2/13/2025**. The dwelling was found vacated and closed on **2/21/2025**.

3. The dwelling became eligible for demolition under the **__X__** six (6) month rule ___ 65% rule on **8/26/2025**.

4. The notification letter was sent on **2/18/2025** advising the owner that the **General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on **3/9/2024**. The notice further advised that if the owner(s) intended to request an extension of time, they should present evidence of their intent to the Neighborhood Services Director prior to the Committee meeting. The Director ___was **_X_** was not contacted.

COMMENTS (if any):

COUNCIL CONSIDERATION:

The estimated cost to make repairs to needed to render this dwelling fit for human habitation:

____ exceeds sixty-five percent (65%) of the value of the dwelling.
_X__ is less than fifty percent (<50%) of the present value of the dwelling.
____ is more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair structure $8,463 Fair market value of structure $119,300

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be:

____ removed or demolished
__X__ repaired or demolished and removed within ninety (90) days
____ demolished and removed within ninety (90) days