



Neighborhood Services Department

City of Winston-Salem
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CityofWS.org

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

CASE SUMMARY:
HOUSING FILE NO.: CE-H-VIO-25-02-0023
PROPERTY ADDRESS: 844 RICH AV
WARD: EAST
PROPERTY OWNER(S): EARL B NEAL JR FAMILY TRUST
EARL B NEAL JR TRUSTEE

LIS PENDENS :25M375 DATE LIS PENDENS FILED: 3/26/2025

DUE PROCESS:

1. The current **Complaint and Notice of Hearing** was issued 3/17/2025 and service was obtained by X certified mail; X regular; X posting; hand delivery and publication on 3/22/2025. The Hearing was held on 4/16/2025 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 04/25/2025 and service was obtained by X certified; X regular; X posting; hand delivery, and publication on 5/2/2025. The Order directed the owner to **order to repair, alter or improve** the dwelling within **30** days from receipt. The time for compliance expired on 5/25/2025. The dwelling was found vacated and closed on 5/28/2025.

3. The dwelling became eligible for demolition under the X six (6) month rule 65% rule on 2/18/2026.

4. The notification letter was sent on 3/24/2026 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 4/13/2026. 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.
- is less than fifty percent (<50%) of the present value of the dwelling.
- X is more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair structure \$19,164 Tax value of structure \$28,200

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).
- demolished and removed within ninety (90) days.