Winston-Salem

Neighborhood Services Department

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
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-UN-11-06-1386
PROPERTY ADDRESS: 211 LAKEVIEW BLVD
WARD: EAST
PROPERTY OWNER(s): PATIO COURT APARTMENTS LLC
LIS PENDENS #: 20M698 DATE LIS PENDENS FILED: 7/2/2020

DUE PROCESS:
1. The current **Complaint and Notice of Hearing** was issued **8/1/2011** and service was obtained by **X** certified mail; **X** regular; **X** posting; ___ hand delivery and ___ publication on **8/11/2011**. The Hearing was held on **8 / 31 / 2011** 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 **9 / 29 / 2011** and service was obtained by **X** certified; **X** regular; **X** posting; ___ hand delivery, and ___ publication on. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. The time for compliance expired on **10/9/2011**. The dwelling was found vacated and closed on **9/10/2012**.

3. The dwelling became eligible for demolition under the **X** six (6) month rule ____ 65% rule on **3/10/2013**.

4. The notification letter was sent on **12/19/2023** 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 **2/12/2023**. 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. Additionally, the owners of the property agreed to bring the property into compliance with the city's Minimum Housing Code pursuant to a forbearance agreement which the owners did not comply with.

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 $10,244.53 Fair market value of structure $25,000

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

_____ removed or demolished.
_____ repaired or demolished and removed within ninety (90) days or, if eligible, repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
X demolished and removed within ninety (90) days.