



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)  
\_\_\_ SEC. 10-203(f)(1)  
X SEC. 10-203(f)(2)

**CASE SUMMARY:**

**HOUSING FILE NO.:** CE-H-HZ-11-06-1455

**PROPERTY ADDRESS:** 311 LAKE VIEW BV

**WARD:** EAST

**PROPERTY OWNER(s):** PATIO COURT APARTMENTS LLC

**LIS PENDENS #:** 20M1088 **DATE LIS PENDENS FILED:** 10/12/2020

**DUE PROCESS:**

1. The current **Complaint and Notice of Hearing** was issued 1/9/2012 and service was obtained by X certified mail; X regular; X posting; \_\_\_ hand delivery and \_\_\_ publication on 1/19/2012. The Hearing was held on 2 / 8 / 2012 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 2 / 8 / 2012 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 3/8/2012. The dwelling was found vacated and closed on 3/26/2012.
3. The dwelling became eligible for demolition under the X six (6) month rule \_\_\_ 65% rule on 9/26/2012.
4. The notification letter was sent on 9/27/2024 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 10/14/2024. 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. 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.
- \_\_\_ 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 \$16,390 Fair market value of structure \$20,000**

**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.



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X SEC. 10-203(f)(2)

**CASE SUMMARY:**

**HOUSING FILE NO.:** CE-H-UN-11-06-1449

**PROPERTY ADDRESS:** 313 LAKE VIEW BV

**WARD:** EAST

**PROPERTY OWNER(S):** PATIO COURT APARTMENTS LLC

**LIS PENDENS #:** 20M1163 **DATE LIS PENDENS FILED:** 10/12/2020

**DUE PROCESS:**

1. The current **Complaint and Notice of Hearing** was issued 8/2/2011 and service was obtained by X certified mail; X regular; X posting; \_\_\_ hand delivery and \_\_\_ publication on 8/12/2011. The Hearing was held on 9 / 1/2011 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 10/29/2011. The dwelling was found vacated and closed on 11/14/2011.
3. The dwelling became eligible for demolition under the X six (6) month rule \_\_\_ 65% rule on 5/14/2012.
4. The notification letter was sent on 9/27/2024 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 10/14/2024. 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. 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.
- \_\_\_ 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 \$16,390 Fair market value of structure \$20,000**

**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.



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 SEC. 10-203(f)(1)  
 SEC. 10-203(f)(2)

**CASE SUMMARY:**

**HOUSING FILE NO.:** CE-H-UN-11-07-1322  
**PROPERTY ADDRESS:** 315 LAKE VIEW BV  
**WARD:** EAST  
**PROPERTY OWNER(S):** PATIO COURT APARTMENTS LLC  
**LIS PENDENS #:** 20M1143 **DATE LIS PENDENS FILED:** 10/12/2020

**DUE PROCESS:**

1. The current **Complaint and Notice of Hearing** was issued 8/11/2011 and service was obtained by  certified mail;  regular;  posting;  hand delivery and  publication on 8/21/2011. The Hearing was held on 9 / 12 /2011 and the owner/agent  did  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  certified;  regular;  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 10/29/2011. The dwelling was found vacated and closed on 11/14/2011.
3. The dwelling became eligible for demolition under the  six (6) month rule  65% rule on 5/14/2012.
4. The notification letter was sent on 9/27/2024 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 10/14/2024. 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  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.
- 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 \$16,390 Fair market value of structure \$20,000**

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