

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING  
CODE**

**CASE SUMMARY - HOUSING FILE NO. 2016051763**  
**PROPERTY ADDRESS 2831 S MAIN ST**  
**TAX BLOCK 1299 LOT(s) 008**  
**WARD SOUTHEAST**  
**PROPERTY OWNER(s) PIEDMONT PROPERTIES GROUP INC**  
**LIS PENDENS 16m1710 FILED 9/22/2016**

**DUE PROCESS**

1. The current Complaint and Notice of Hearing was issued 7/18/2016 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 7/25/2016. The hearing was held on 8/17/2016 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 8/31/2016 and service was obtained by certified mail  regular  post  hand delivery \_\_\_ publication \_\_\_ on 9/2/2016. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 10/2/2016. The dwelling was found vacated and closed on 11/29/2016.
3. The dwelling became eligible for demolition under the six (6) month rule on 4/29/2016.
4. The notification letter was sent 11/1/2017 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 11/14/2017. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community 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 \$10,132 Fair market value \$17,500

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.**