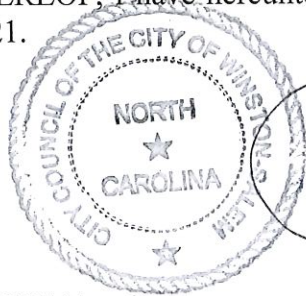


STATE OF NORTH CAROLINA )  
 )  
COUNTY OF FORSYTH )

I, Sandra Keeney, City Clerk of the City of Winston-Salem, North Carolina, do hereby certify the attached to be a true and correct copy of an ordinance entitled, "ORDINANCE ORDERING THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE" adopted by the City Council at a regular meeting held on the 17<sup>th</sup> day of May, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City, this the 18 day of May, 2021.



Sandra Keeney  
City Clerk to the City of Winston-Salem, N.C.

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

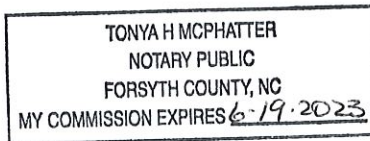
I, Tonya H. McPhatter, a Notary Public of Forsyth County, North Carolina, do hereby certify that Sandra Keeney, City Clerk of the City of Winston-Salem, NC, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 18 day of May, 2021.

Tonya H. McPhatter  
Notary Public

My commission expires:

6-19-2023



Ordinance #21-0244  
2021 Ordinance Book, Page 56

**ORDINANCE ORDERING THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE**

**WHEREAS**, the Community Development Department, after due notice and hearing, has determined that the property hereinafter described is unfit for human habitation and that the owner thereof has failed to repair the same so as to bring it into compliance with the Housing Code of the City within the time granted in an order issued by the Department; and

**WHEREAS**, the necessary repairs, alterations or improvements required to bring the structure up to the Standards required under the Housing Code of the City of Winston-Salem cannot be made at a reasonable cost in relation to the value of the structure, that is, not to exceed sixty five percent (>65%) of the value;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Winston-Salem, as follows:

**Section 1.** The Community Development Department of the City of Winston-Salem is hereby ordered to proceed to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property hereinafter described, which the Community Development Department has heretofore found to be unfit for human habitation. The Housing Conservation Administrator shall cause all structure on said property heretofore found by him to be unfit for human habitation to be removed or demolished, and he is hereby authorized and directed to take such other action and to

exercise such other powers with respect to said property as may be necessary or convenient to carry out and effectuate the provisions of the Housing Code of the City of Winston-Salem.

**Section 2.** The property to which this Ordinance applies is known and described as set out in Exhibit attached hereto and incorporated herein by reference.

**Section 3.** This ordinance shall be effective from and after its adoption, and a copy hereof, certified by the Secretary of the City of Winston-Salem, shall be recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantor index, as provided by law.

INSTRUMENT DRAWN BY



DEPUTY CITY ATTORNEY



**CODE ENFORCEMENT PURSUANT TO HOUSING CODE:**

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

**CASE SUMMARY:**

**HOUSING FILE NO.:** 2019120496

**PROPERTY ADDRESS:** 3660 CORNELL BV

**WARD:** SOUTHEAST

**PROPERTY OWNER(s):** CECILIA SANCHEZ GARCIA

**LIS PENDENS #:** \_\_\_\_\_ **DATE LIS PENDENS FILED:** \_\_\_\_\_

**DUE PROCESS:**

1. The current **Complaint and Notice of Hearing** was issued 9/17/2020 and service was obtained by  certified mail;  regular;  posting;  hand delivery and  publication on 9/28/2020. The Hearing was held on 10/19/2020 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 1/13/2021 and service was obtained by  certified;  regular;  posting;  hand delivery, and  publication on 1/22/2021. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. The time for compliance expired on 2/22/2021. The dwelling was found vacated and closed on 2/26/2021.
3. The dwelling became eligible for demolition under the \_\_\_\_\_ six (6) month rule  65% rule on 3/26/2021.
4. The notification letter was sent on 4/28/2021 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 5/11/2021. 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 Community Development Director prior to the Committee meeting. The Director \_\_\_\_\_ was  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.  
 is more than fifty percent (>50%) of the present value of the dwelling.

**Estimated cost to repair structure** \$26,761.13

**Fair market value of structure** \$10,000

**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.



**Winston-Salem**

**Community Development  
Department**

City of Winston-Salem  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.727.2878  
[www.cityofws.org](http://www.cityofws.org)

**PROPERTY DESCRIPTION EXHIBIT**

Property on which housing ordered demolished pursuant to Ordinance adopted  
the \_\_\_\_ 17 \_\_\_\_ day of \_\_\_ May \_\_\_\_\_, 2021 \_\_\_\_\_.

**3660 CORNELL BV**

The housing located at **PIN NO. 6833-46-3868.000** as hereinafter described,

OWNER NAME: CECILIA SANCHEZ GARCIA

The above described lot being known and designated as

**PIN NO. 6833-46-3868.000**

said map being recorded in the Office of the Register of Deeds of Forsyth  
County, North Carolina.

The above described property being known as **PIN NO. 6833-46-3868.000** as shown  
on the Forsyth County Map in the Office of the Tax Supervisor, Forsyth County  
Government Center, 201 N. Chestnut Street, Winston-Salem, NC.

**CityLink311**

Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

**City Council:** Mayor Allen Joiner; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark,  
West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward;  
James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity



Community Development  
Department

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## CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2019120496

NEIGH. CONSERVATION OFFICER: DARYL GREEN - (336)734-1276

LOCATION: 3660 CORNELL BV

<u>VIOL NBR</u>	<u>VIOLATION DESCRIPTION</u>
	<u>STATUS/ORDINANCE</u>

- |        |   |
|--------|---|
| 931274 | THE REPAIR OF THE STRUCTURE WILL EXCEED SIXTY-FIVE PERCENT (65%) OF THE VALUE -<br>DEMO V-97-(B)(2) |
| 931229 | REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS -<br>MINOR V-10-197(G)(6)                          |
| 931233 | REPAIR OR REPLACE STEPS AT FRONT -<br>MINOR V-10-197(G)(8)  |
| 931257 | PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -<br>MINOR V-10-197(G)(3)                      |
| 931258 | MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION -<br>MINOR V-10-197(H)(4)         |
| 931228 | REPLACE BROKEN WINDOW PANES -<br>UNFIT V-10-197(B)(4)   |
| 931230 | REPAIR OR REPLACE ROOF COVERING -<br>UNFIT V-10-197(G)(6)   |
| 931231 | REPAIR OR REPLACE SCREENS ON DOORS -<br>UNFIT V-10-197(B)(3)  |
| 931232 | REPAIR OR REPLACE SCREENS ON WINDOWS -<br>UNFIT V-10-197(B)(3)                                      |
| 931234 | REPAIR OR REPLACE FRONT PORCH CEILING -<br>UNFIT V-10-197(G)(7)                                     |
| 931235 | REPAIR OR REPLACE FRONT PORCH RAILINGS -<br>UNFIT V-10-197(G)(7)                                    |
| 931242 | REPAIR OR REPLACE DEFECTIVE SIDING -<br>UNFIT V-10-197(G)(3)  |
| 931243 | REPAIR LOCKSETS -<br>UNFIT V-10-197(B)(4)   |
| 931244 | REPAIR HOLES IN WALLS AND CEILINGS -<br>UNFIT V-10-197(G)(4)  |
| 931245 | REPAIR FURNACE -  |

UNFIT V-10-197(E)(2)

931246 REPAIR DOOR -  
UNFIT V-10-197(A)(15)

931247 REPAIR DEFECTIVE LIGHT FIXTURES -  
UNFIT V-10-197(F)(1)

931248 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS -  
UNFIT V-10-197(F)(1)

931249 REPAIR DEFECTIVE FLOORING -  
UNFIT V-10-197(G)(2)

931237 REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE -  
UNFIT V-4-89(4)

931236 REPLACE DEFECTIVE RAFTERS -  
UNFIT V-10-197(G)(6)

931238 REPLACE DEFECTIVE JOISTS -  
UNFIT V-10-197(G)(2)

931239 REPLACE DEFECTIVE SHEATHING -  
UNFIT V-10-197(G)(6)

931240 REPLACE LOOSE WALL AND CEILING MATERIALS -  
UNFIT V-10-197(G)(4)

931252 PROVIDE R-19 CEILING INSULATION -  
UNFIT V-10-197(I)

931253 PROVIDE OPERABLE SMOKE DETECTOR -  
UNFIT V-10-197(L)(1)

931262 INSTALL CRAWL SPACE DOOR -  
UNFIT V-10-197(G)(1)

931259 EXTERIOR AND INTERIOR FRAMING MUST BE INSPECTED BEFORE COVERING  
WITH WALL AND CEILING MATERIALS -  
UNFIT V-4-91

931260 REPAIR THRESHOLD -  
UNFIT V-10-197(B)(4)

931256 PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL -  
UNFIT HAZARDOUS V-10-197(F)(10)



## City Council – Action Request Form

**Date:** May 11, 2021

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**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

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**From:** Tasha Logan Ford, Assistant City Manager  
Marla Y. Newman, Community Development Department, Director  
Sharon B. Richmond, Community Development Department, Deputy Director

**Council Action Requested:**

Ordinance ordering the Community Development Department of the City of Winston-Salem to demolish structures unfit for human habitation and, otherwise to effectuate the purpose of Chapter 10, Article V, of the Winston-Salem City Code

**Strategic Focus Area:** Livable Neighborhoods  
**Strategic Objective:** Improve Character and Condition of Neighborhoods  
**Strategic Plan Action Item:** No  
**Key Work Item:** Yes



**Summary of Information:**

The structure units listed below have been condemned under the provision of the Housing Code. All required notices have been served and the time granted for compliance in each case has expired. The owner(s) has not complied with the Order to repair or demolish the structure unit.

**STRUCTURE UNITS WITH REPAIRS EXCEEDING SIXTY-FIVE PERCENT (65%)  
OF VALUE OF STRUCTURE**

<b>Owner</b>	<b>Property Location</b>	<b>Block &amp; Lot(s)</b>
Cecilia Sanchez Garcia	3660 Cornell Blvd	2360 195

**Committee Action:**

<b>Committee</b>	<u>CDHGG 5/11/2021</u>	<b>Action</b>	<u>Approval</u>
<b>For</b>	<u>Unanimous</u>	<b>Against</b>	<u></u>

**Remarks:**