



**Winston-Salem**  
Community  
Development

Community Development Housing  
General Government Committee

# Demolition Review

January 14, 2020

# -50 % Category

- **DEFINITION – cost of repairs are 50% below the structures Fair Market Value**
- **Properties vacant 6 months or more**

**C-3 Richard M. Miller**  
**2419 Sink Street**  
**Case 2016101262 (Southeast Ward)**

- Committee voted in December 2019 to have the owner make repairs and requested that repairs are in compliance by today's meeting.
- During our site visit 1/13/20 the property remains out of compliance

**C-3 Richard M. Miller**  
**2419 Sink Street**  
**Case 2016101262 (Southeast Ward)**

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (12) As of 1/13/2020, 7 violations have been complied, 5 are remaining
- Lis pendens – violations were submitted to the County Clerk’s office & were filed 5/11/2017
- Hearing 12/30/2016 - Repair & Vacate Order expired 5/25/2017
- Eligible for CDHGGC consideration– 12/25/2017
- Estimated cost to repair the structure - \$3,273
- Fair Market value of Structure - \$12,500

C-3

2419 Sink Street



C-3

# 2419 Sink Street

All pictures from  
1/13/2020



# +50 % Category

- **DEFINITION – cost of repairs are more than 50% above the estimated value of the property**
- **Properties vacant over 6 months**



C-4 Richard Settle & Toni Settle  
1103 E. Sprague Street  
Case 2018120460 (Southeast Ward)

- Committee voted in October 2019 to have the owner make repairs and requested that repairs are in compliance by today's meeting.
- During our site visit on 1/13/2020 the property was in compliance.

**C-4 Richard Settle & Toni Settle**  
**1103 E. Sprague Street**  
**Case 2018120460 (Southeast Ward)**

- Due Process – notifications of the property violations were sent to the owner as required by Ordinance.
- Minimum housing violations – (35) As of 1/13/2020 the property is in compliance
- Lis pendens – violations were submitted to the County Clerk's office & were filed 2/15/2019
- Hearing 1/30/2019 - Repair & Vacate Order expired 2/14/2019
- Eligible for CDHGGC consideration– 9/14/2019
- Estimated cost to repair the structure - \$22,415
- Fair Market value of Structure - \$10,000

C-4

1103 E. Sprague St.



C-4

**1103 E. Sprague St**

Picture from  
1/13/2020

