



Neighborhood Services
Department

City of Winston-Salem
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CityofWS.org

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.: CE-H-VIO-25-03-0017

PROPERTY ADDRESS: 410 BARRY ST

WARD: EAST

PROPERTY OWNER(s): RUNETT C STEWART HEIRS

LIS PENDENS #: 25M370 **DATE LIS PENDENS FILED:** 3/26/2025

DUE PROCESS:

1. The current **Complaint and Notice of Hearing** was issued 3/19/2025 and service was obtained by certified mail; regular; posting; ___ hand delivery and ___ publication on 3/21/2025. The Hearing was held on 4/18/2025 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 6/13/2025 and service was obtained by certified; regular; posting; ___ hand delivery, and ___ publication on 6/27/2025. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. The time for compliance expired on 7/13/2025. The dwelling was found vacated and closed on 4/22/2026.

3. The dwelling became eligible for demolition under the six (6) month rule ___ 65% rule on 4/22/2026.

4. The notification letter was sent on 4/22/2026 advising the owner that the **General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 5/11/2026. 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 \$12,138 **Tax value of structure** \$74,300

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