



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-25-09-0018

PROPERTY ADDRESS: 2705 STOKES AV

WARD: NORTHEAST

PROPERTY OWNER(s): FRANCES WRIGHT ANDREWS HEIRS

LIS PENDENS #: 25M002302-330 **DATE LIS PENDENS FILED:** 10/28/2025

DUE PROCESS:

1. The current **Complaint and Notice of Hearing** was issued 10/23/2025 and service was obtained by ☒ certified mail; ☒ regular; ☒ posting; ☐ hand delivery and ☐ publication on 11/2/2025. The Hearing was held on 11/24/2025 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 1/12/2026 and service was obtained by ☒ certified; ☒ regular; ☒ posting; ☐ hand delivery, and ☐ publication on. The Order directed the owner to **remove or demolish** the dwelling within **30** days from receipt. The time for compliance expired on 2/12/2026. The dwelling was found vacated and closed on 2/20/2026.

3. The dwelling became eligible for demolition under the ☐ six (6) month rule ☒ 65% rule on 2/20/2026.

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 \$19,200 **Tax value of structure** \$200

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.