



Neighborhood Services
Department

City of Winston-Salem
P.O. Box 2511
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336-722-8000
CityofWS.org

CODE ENFORCEMENT PURSUANT TO HOUSING CODE: SEC. 10-203(e)
 X SEC. 10-203(f)(1)
 SEC. 10-203(f)(2)

CASE SUMMARY:

HOUSING FILE NO.: CE-H-VIO-24-04-0017

PROPERTY ADDRESS: 3005 TERESA AV

WARD: EAST

PROPERTY OWNER(s): SYLVESTER M. REED

LIS PENDENS #: 24M853 **DATE LIS PENDENS FILED:** 7/9/2024

DUE PROCESS:

1. The current **Complaint and Notice of Hearing** was issued 7/3/2024 and service was obtained by X certified mail; X regular; X posting; hand delivery and publication on 7/13/2024. The Hearing was held on 8/1/2024 and the owner/agent did X did not appear and/or contact the Neighborhood Services Department regarding the complaint.

2. The **Finding and Order** was issued on 10/06/2024 and service was obtained by X certified; X regular; X posting; hand delivery, and publication on 10/9/2024. The Order directed the owner to **order to repair, alter or improve** the dwelling within **30** days from receipt. The time for compliance expired on 11/6/2024. The dwelling was found vacated and closed on 11/18/2024.

3. The dwelling became eligible for demolition under the X six (6) month rule 65% rule on 5/26/2025.

4. The notification letter was sent on 7/22/2026 advising the owner that the **General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 8/10/2026. 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 Neighborhood Services Director prior to the Committee meeting. The Director was X 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.

 X 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 \$11,907

Tax value of structure \$45,100

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

 X demolished and removed within ninety (90) days.