



Neighborhood Services Department

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
336-722-8000
CityofWS.org

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

CASE SUMMARY:

HOUSING FILE NO.: CE-H-UN-19-03-0381

PROPERTY ADDRESS: 1405 N JACKSON AV, WINSTON-SALEM, NC, 27105

WARD: NORTHEAST

PROPERTY OWNER(S): HENRY MAE JAMES, HEIRS

LIS PENDENS #: 20M422 **DATE LIS PENDENS FILED:** 3.20.2020

DUE PROCESS:

1. The current **Complaint and Notice of Hearing** was issued 7.1.2019 and service was obtained by X certified mail; X regular; X posting; ___ hand delivery and ___ publication on 7.11.2019. The Hearing was held on 8.1.2019 and the owner/agent ___ did X did not appear and/or contact the Community Development Department regarding the complaint.

2. The **Finding and Order** was issued on 3.18.2020 and service was obtained by X certified; X regular; X posting; ___ hand delivery, and ___ publication on. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. The time for compliance expired on 4.18.2020. The dwelling was found vacated and closed on 7.9.2020.

3. The dwelling became eligible for demolition under the X six (6) month rule ___ 65% rule on 1.9.2021.

4. The notification letter was sent on 11.2.2023 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 11.13.2023. 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.
- ___ is less than fifty percent (<50%) of the present value of the dwelling.
- X is more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair structure \$5,667 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.
- X demolished and removed within ninety (90) days.



City Council: Mayor Allen Joines; 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