



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)  
 SEC. 10-203(f)(2)

**CASE SUMMARY:**

**HOUSING FILE NO.:** CE-H-DE-16-01-0395

**PROPERTY ADDRESS:** 1818 E EIGHTEENTH ST, WINSTON-SALEM, NC, 27105

**WARD:** NORTHEAST

**PROPERTY OWNER(S):** HARRINGTON VIOLA

**LIS PENDENS #:** \_\_\_\_\_ **DATE LIS PENDENS FILED:** BEING FILED

**DUE PROCESS:**

1. The current **Complaint and Notice of Hearing** was issued 10.3.2023 and service was obtained by  certified mail;  regular;  posting;  hand delivery and  publication on \_\_\_\_\_. The Hearing was held on 10.16.2023 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 10.16.2023 and service was obtained by  certified;  regular;  posting;  hand delivery, and  publication on \_\_\_\_\_. The Order directed the owner to **vacate and close or repair** the dwelling within 20 days from receipt. The time for compliance expired on 11.5.2023. The dwelling was found vacated and closed on 11.6.2023.

3. The dwelling became eligible for demolition under the \_\_\_\_ six (6) month rule  65% rule on 11.6.2023.

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 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 \$9,172 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.
- demolished and removed within ninety (90) days.



City Council: Mayor Allen Joiner; 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

Call 311 or 336-727-8000  
citylink@cityofws.org