

RESOLUTION NO. 25 -

WHEREAS, Community Development for the City of Huntsville, Alabama, has inspected or caused to be inspected property situated at 3404 Oakmont Ave Nw, Huntsville, AL, 35810, and has determined that the structure, any and all accessory structures, is unsafe; and

WHEREAS, Community Development for the City of Huntsville, Alabama, did on 05/06/2025, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. CE-25-2311 a copy of which is attached hereto as Exhibit A, being substantially similar in words to that document identified as "Notice of Public Nuisance", a copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville; and

WHEREAS, any structure located on said property has not been demolished as required by said notice, and no appeal having been taken therefrom as by law provided; and

WHEREAS, photographs showing the condition of the property are attached hereto as Exhibit B; and

WHEREAS, independent contractors have inspected the structure(s) and determined that the cost of repair and rehabilitation is not economically feasible and is of the opinion that the structure(s) should be demolished, and has given a written statement to that effect, a copy of which is attached hereto as Exhibit C; and

WHEREAS, in the judgment of the Department of Community Development of the City of Huntsville, Alabama, the structure(s) in question cannot be reasonably repaired, and that demolition of the structure, including any and all accessory structures, and contents therein, if any, is necessary to protect the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Huntsville, Alabama, that upon the expiration of ten (10) days from today's date, the Department of Community Development, City of Huntsville, Alabama, is authorized to proceed, pursuant to § 11-40-30 et seq., Code of Alabama (1975), to demolish and remove the structure(s) and contents, if any, at 3404 Oakmont Ave Nw, Huntsville, AL, 35810 more particularly described as follows to-wit: LOT 3 BL 4 OAKMONT S/D PB 2 PG 194 , and to assess the reasonable costs for demolition and removal of debris against said property.

BE IT FURTHER RESOLVED, by the City Council of the City of Huntsville, Alabama, Community Development is hereby authorized to take all lawful and necessary actions to accomplish the foregoing.

RESOLUTION NO. 25- (Cont'd)

ADOPTED this the 26th day of June, 2025.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 26th day of June, 2025.

Mayor
of the City of Huntsville, Alabama

Department of Community Development
Code Enforcement Division

Scott Erwin, Manager, Community Development



305 Fountain Circle
PO Box 308
Huntsville, AL 35804
Phone (256) 427-5400

OFFICIAL NOTICE NO. CE-25-2311

The Heirs of Lem L. Fanning
3404 Oakmont Ave Nw
HUNTSVILLE, AL 35810

Re: 3404 Oakmont Ave Nw, Huntsville, AL 35810

PPIN: 15821 PARCEL: 14-08-27-2-001-067.000
Legal Description: LOT 3 BL 4 OAKMONT S/D PB 2 PG 194

Date Inspected: 04/09/2025 Notice Issued: 05/06/2025 DEMOLISH BY: 06/04/2025

NOTICE TO DEMOLISH STRUCTURE VIOLATIONS

Description: In accordance with Sec. 11-40-30 et seq. Code of Alabama (1975) the Housing Official of the City of Huntsville , Alabama has determined that the structure located on the property described above is unsafe and constitutes a public nuisance due to the conditions listed below.

Violations:

Walls damaged by fire: front, left, rear
Trim damaged by fire: front, left, right, rear
Windows damaged by fire: front, left, right, rear
Floors damaged by fire: throughout
Interior walls damaged by fire: throughout
Ceilings damaged by fire: throughout
Doors damaged by fire: front, left
Roof system damaged by fire.
Siding damaged by fire: front, left, rear
Electrical system damaged by fire
Plumbing system damaged by fire
Gas system damaged by fire

Comply By: 06/04/2025

This structure must be demolished and removed prior to 06/04/2025

Demolition permits must be obtained from the City of Huntsville Inspection Department and work commenced and completed by the specified date.

Failure to comply with this notice by the specified date may result in the property being

presented to the City Council as a public nuisance for demolition by the City of Huntsville. If the City of Huntsville demolishes the structure, all costs incurred will be assessed against the property and will be added to the tax bill of the property. Failure to pay the assessment will result in foreclosure and the property being sold.

REQUEST FOR HEARING: Any person, firm, or corporation having an interest in the building or structure may file a written request for a hearing to the City Council of the City of Huntsville, Alabama. The written request must be received by the City Council of the City of Huntsville prior to **May 27, 2025**. The written request must contain the objections to the finding by the Housing Official that the building or structure is unsafe to the extent of being a public nuisance. The request may be mailed or delivered to:

CITY COUNCIL OF THE CITY OF HUNTSVILLE
P.O. BOX 308
HUNTSVILLE, AL 35804

CITY COUNCIL OF THE CITY OF HUNTSVILLE
305 FOUNTAIN CIRCLE, 6TH FLOOR
HUNTSVILLE, AL 35801

Your cooperation will be appreciated. For questions related to this notice, please call Robert Alba, Housing Specialist at (256) 427-5400.



Robert Alba
256-564-8034

robert.alba@huntsvilleal.gov

Cc: Gabriella Fanning Siva
4320 W. 82nd Ave.
Westminster, CO 80031

Patricia Fanning Lawson
1731 Rhett Butler Dr Sw
LIlburn, GA 30047-5624

3404 Oakmont Ave NW



Apr 9, 2025 at 2:04:05 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:04:31 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



3404 Oakmont Ave NW



3404 Oakmont Ave NW



Apr 9, 2025 at 2:08:01 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:04:14 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:04:24 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:07:47 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:05:06 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



3404 Oakmont Ave NW



Apr 9, 2025 at 2:07:39 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:04:46 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:05:47 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



3404 Oakmont Ave NW



Apr 9, 2025 at 2:05:56 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



3404 Oakmont Ave NW



Apr 9, 2025 at 2:07:15 PM
Community Development
City of Huntsville

3404 Oakmont Ave NW



Apr 9, 2025 at 2:05:12 PM
Community Development
City of Huntsville

CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT
STRUCTURAL EVALUATION REPORT

CT # _____
ADDRESS OF STRUCTURE: 3404 OAKMONT AVE. N. Huntsville, 35810
INSPECTOR'S NAME: Rick Schrimsher TITLE: Field Rep
COMPANY NAME: Bobby Schrimsher & Sons Gen Contr. PHONE: 256-533-3560

NUMBER OF DWELLING UNITS: _____ NUMBER OF STORIES: 1
CONSTRUCTION: WOOD FRAME: _____ FRAME/VENEER: ☒ MASONRY: _____ OTHER: _____
APPROXIMATE SIZE STRUCTURE: 59 FT. X 26 FT. = 1534 S/F
ASBESTOS SIDING OR ROOFING: NO: _____ YES: _____ (APPX. S/F = _____)

COMPONENTS

PERCENTAGE REPLACEMENT REQUIRED

I. EXTERIOR

1) FOUNDATION:

0 1 2 3 4 5 6 7 8 9 10

2) FLOOR SYSTEM:

0 1 2 3 4 5 6 7 8 9 10

3) FRAMING/WINDOWS/DOORS:

0 1 2 3 4 5 6 7 8 9 10

4) ROOF SYSTEM:

0 1 2 3 4 5 6 7 8 9 10

EXTERIOR TOTAL: 35

II. INTERIOR

1) FLOORS:

0 1 2 3 4 5 6 7 8 9 10

2) WALLS:

0 1 2 3 4 5 6 7 8 9 10

3) CEILING:

0 1 2 3 4 5 6 7 8 9 10

INTERIOR TOTAL: 30

III. UTILITY SYSTEM

1) ELECTRICAL:

0 1 2 3 4 5 6 7 8 9 10

2) HEATING:

0 1 2 3 4 5 6 7 8 9 10

3) PLUMBING:

0 1 2 3 4 5 6 7 8 9 10

UTILITY SYSTEM TOTAL: 30

GRAND TOTAL POINT RATING: 95

FEASIBILITY OF REPAIR:	RATING 50 OR MORE	-	REHAB NOT FEASIBLE <input checked="" type="checkbox"/>
	RATING 49 OR LESS	-	REHAB FEASIBLE _____

REMARKS: I inspected the above referenced property on April 9th 2025. After completing the property evaluation, I concluded that the dwelling has been damaged by fire. It would require tear out and reconstruction to bring it up to meet city's code.

SIGNATURE: Rick Schrimsher DATE: 04-09-2025