

RESOLUTION NO. 24-_____

WHEREAS, the Manager of Community Development for the City of Huntsville, Alabama, has inspected or caused to be inspected property situated at 404 Greenacres Dr NW in Huntsville, Alabama, and has determined that the structure, any and all accessory structures, is unsafe; and

WHEREAS, the Manager of Community Development for the City of Huntsville, Alabama, did on 9/9/2024, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. 24-12PNS, 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 Manager 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, Manager of 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 404 Greenacres Dr NW more particularly described as follows to-wit: LOT 2 BL 3 GREEN ACRES S/D, 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, that the Manager of Community Development, or his/her appointed designee, is hereby authorized to take all lawful and necessary actions to accomplish the foregoing.

RESOLUTION NO. 24-_____

ADOPTED this the 21st day of November, 2024.

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

APPROVED this the 21st day of November, 2024.

Mayor
of the City of Huntsville, Alabama

**Department of Community Development
Code Enforcement Division**



120 Holmes Avenue E.
P.O. Box 308
Huntsville, AL 35804

Scott Erwin, Manager, Community Development

Phone: (256) 427-5400, FAX: (256) 427-5431

Area: 3

CT: t15

CD: 4

PV: 0

Insp.: rfa/ts

FINAL: 10/9/2024

OFFICIAL NOTICE NO. 24-12PNS

Della E. Lemmons (Deceased)
404 Greenacres Dr., NW
Huntsville, AL 35805

Re: 404 Greenacres Dr NW

PPIN: 25388 PARCEL: 17-02-04-1-001-055.000

Legal Description: LOT 2 BL 3 GREEN ACRES S/D

Date Inspected: 7/30/2024

Notice Issued: 9/9/2024

DEMOLISH BY: 10/9/2024

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 following conditions:

NOTICE TO DEMOLISH STRUCTURE VIOLATIONS

- ♦ Electrical system not operational.
- ♦ Electrical system damaged by fire.
- ♦ Exterior door(s) damaged by fire: front, rear
- ♦ Unit/structure is open and accessible to the public.
- ♦ Plumbing system damaged by fire.
- ♦ Interior floor(s) damaged by fire: throughout
- ♦ Electrical outlet damaged by fire: throughout
- ♦ Interior wall(s) damaged by fire: throughout
- ♦ Electrical switch damaged by fire: throughout
- ♦ Interior ceiling(s) damaged by fire: throughout
- ♦ Light fixture damaged by fire: throughout
- ♦ Interior ceiling collapsed: throughout
- ♦ Trim missing: front, rear
- ♦ Exterior trim damaged by fire: front, right, rear
- ♦ Eave damaged by fire: front, right, rear, left
- ♦ Window pane missing: right, rear
- ♦ Window(s) damaged by fire: front, right, rear, left
- ♦ Roof system damaged by fire:
- ♦ Porch ceiling damaged by fire: front
- ♦ Carport ceiling damaged by fire

This structure must be demolished and removed prior to: 10/9/2024

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 9/30/2024. 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
308 FOUNTAIN CIRCLE

Your cooperation will be appreciated. For questions related to this notice, please call Robert Alba, Housing Specialist, Housing Specialist, at (256) 564-8034.



Robert Alba, Housing Specialist
Phone: (256) 564-8034

cc: Department of Housing and Urban Development
Attn: Single Family, Noles Branch
451 Seventh Street, SW
Washington, DC 20410

404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW





404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW



Jul 30, 2024 at 12:58:08 PM
404 Greenacres Dr NW
Huntsville AL 35805
United States



404 Greenacres Dr NW



Jul 30, 2024 at 12:58:13 PM
404 Greenacres Dr NW
Huntsville AL 35805
United States

404 Greenacres Dr NW



404 Greenacres Dr NW





404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW



Jul 30, 2024 at 1:11:56 PM
404 Greenacres Dr NW
Huntsville AL 35805
United States

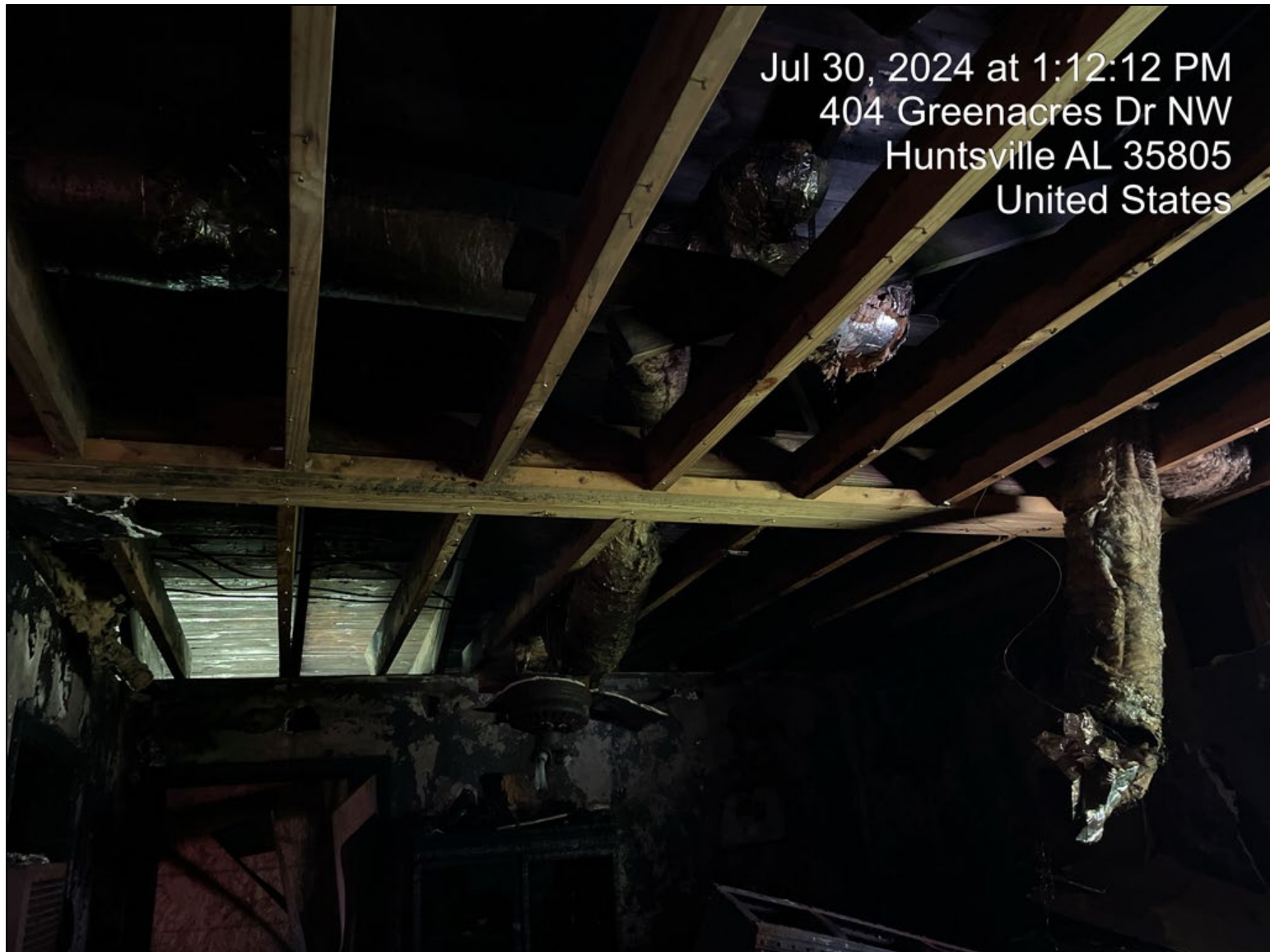
404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW



404 Greenacres Dr NW



Jul 30, 2024 at 1:12:40 PM
404 Greenacres Dr NW
Huntsville AL 35805
United States

CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT

STRUCTURAL EVALUATION REPORT

CT # _____

ADDRESS OF STRUCTURE: 404 GREEN ACRES DR. HUNTSVILLE, AL. 35805INSPECTOR'S NAME: Rick Schrimsher TITLE: Field/RepCOMPANY NAME: Bobby Schrimsher & Sons Gen. Contr. PHONE: 256-533-3560NUMBER OF DWELLING UNITS: _____ NUMBER OF STORIES: 1CONSTRUCTION: WOOD FRAME: _____ FRAME/VENEER: ☒ MASONRY: _____ OTHER: _____APPROXIMATE SIZE STRUCTURE: 40 FT. X 25 FT. = 1000 S/FASBESTOS 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: 36**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: 30GRAND TOTAL POINT RATING: 96

FEASIBILITY OF REPAIR:

RATING 50 OR MORE

REHAB NOT FEASIBLE ☒

RATING 49 OR LESS

REHAB FEASIBLE _____

REMARKS: After completion of a structural evaluation, I have determined that the
structure has had heavy fire damage. It would have to have major tear out and
All phases of structure brought up to code.
SIGNATURE: Rick SchrimsherDATE: 07-30-2024