

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 2213 Hill St 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 5/29/2024, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. 24-5PNS, 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 2213 Hill St NW more particularly described as follows to-wit: All that part of the Northeast Quarter of Section 27, Township 3 South, Range 1 West, particularly described as beginning at a point on the West boundary of Hill Street, 100 feet due South of the intersection of the South boundary of Link Street and the West Boundary of Hill Street; thence Westwardly and parallel with the South boundary of Link Street 150 feet to a point; thence Southwardly and parallel with Hill Street 50 feet to a point; thence Eastwardly and parallel with Link Street 150 feet to appoint on the West boundary of Hill Street; thence Northwardly along the West of Hill Street 50 feet to the point of beginning. SEC 27 T3R1W as in deed book 730 page 767 Tax parcel 14-08-27-4-005-032.000, that was purchased at the Madison County, AL tax sale on May 9, 2008, commonly known as 2213 Hill Street, Huntsville, Alabama, and to assess the reasonable costs for demolition and removal of debris against said property.

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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.

ADOPTED this the 11th day of July, 2024.

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

APPROVED this the 11th day of July, 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: 7.02 CD: 1

PV: 0

Insp.: rfa/pb

FINAL: 6/28/2024

OFFICIAL NOTICE NO. 24-5PNS

The Heirs of Helen. E. Veazey and Noel Jolen
2213 Hill St NW
Huntsville, AL 35810

Re: 2213 Hill St NW

PPIN: 15330 PARCEL: 1408271005032000

Legal Description: All that part of the Northeast Quarter of Section 27, Township 3 South, Range 1 West, particularly described as beginning at a point on the

West boundary of Hill Street, 100 feet due South of the intersection of the South boundary of Link Street and the West Boundary of Hill Street; thence Westwardly and parallel with the South boundary of Link Street 150 feet to a point; thence Southwardly and parallel with Hill Street 50 feet to a point; thence

Eastwardly and parallel with Link Street 150 feet to appoint on the West boundary of Hill Street; thence Northwardly along the West of Hill Street 50 feet to the

point of beginning. SEC 27 T3R1W as in deed book 730 page 767 Tax parcel 14-08-27-4-005-032.000, that was purchased at the Madison County, AL tax sale

on May 9, 2008, commonly known as 2213 Hill Street, Huntsville, Alabama

Date Inspected: 4/25/2024

Notice Issued: 5/29/2024

DEMOLISH BY: 6/28/2024

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

- ◆ Exterior door damaged: front, rear
- ◆ Exterior door hardware missing: front, rear
- ◆ Exterior door frame damaged: right, front
- ◆ Unit/structure is open and accessible to the public.
- ◆ Toilet damaged:
- ◆ Kitchen sink damaged.
- ◆ Kitchen sink faucet damaged.
- ◆ Bathroom sink damaged:
- ◆ Kitchen sink drain not properly connected.
- ◆ Electrical outlet damaged: throughout
- ◆ Electrical outlet cover missing: throughout
- ◆ Electrical switch damaged: throughout
- ◆ Electrical switch has bare exposed electrical wiring: throughout
- ◆ Light fixture damaged: throughout
- ◆ Interior floor incapable of bearing load: throughout
- ◆ Interior wall has hole: throughout
- ◆ Interior ceiling has hole: throughout
- ◆ Interior ceiling not in good repair: throughout
- ◆ Splice in electrical wiring must be in approved junction box: throughout
- ◆ Trim damaged: front, left, right, rear
- ◆ Interior ceiling collapsed: throughout
- ◆ Bathtub damaged:
- ◆ Bathtub faucet damaged:
- ◆ Bathroom sink faucet damaged:
- ◆ Bathroom sink drain not properly connected:
- ◆ Electrical service panel cover missing:
- ◆ Foundation wall has cracks: front, left, rear
- ◆ Exterior wall has hole: front, left, right, rear
- ◆ Exterior siding loose: front, left, right, rear

- ◆ Exterior siding missing:
- ◆ Trim loose: front, left, right, rear
- ◆ Soffit has hole: front, left, right, rear
- ◆ Trim lacks paint: front, left, right, rear
- ◆ Eave lacks paint: front, left, right, rear
- ◆ Window sash missing: front, right
- ◆ Window pane broken: front, left, right, rear
- ◆ Roof has hole:
- ◆ Roof finish covering missing:
- ◆ Roof finish covering loose:
- ◆ Step damaged: rear
- ◆ Step protective railing missing: rear

This structure must be demolished and removed prior to: 6/28/2024

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 6/19/2024. 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:

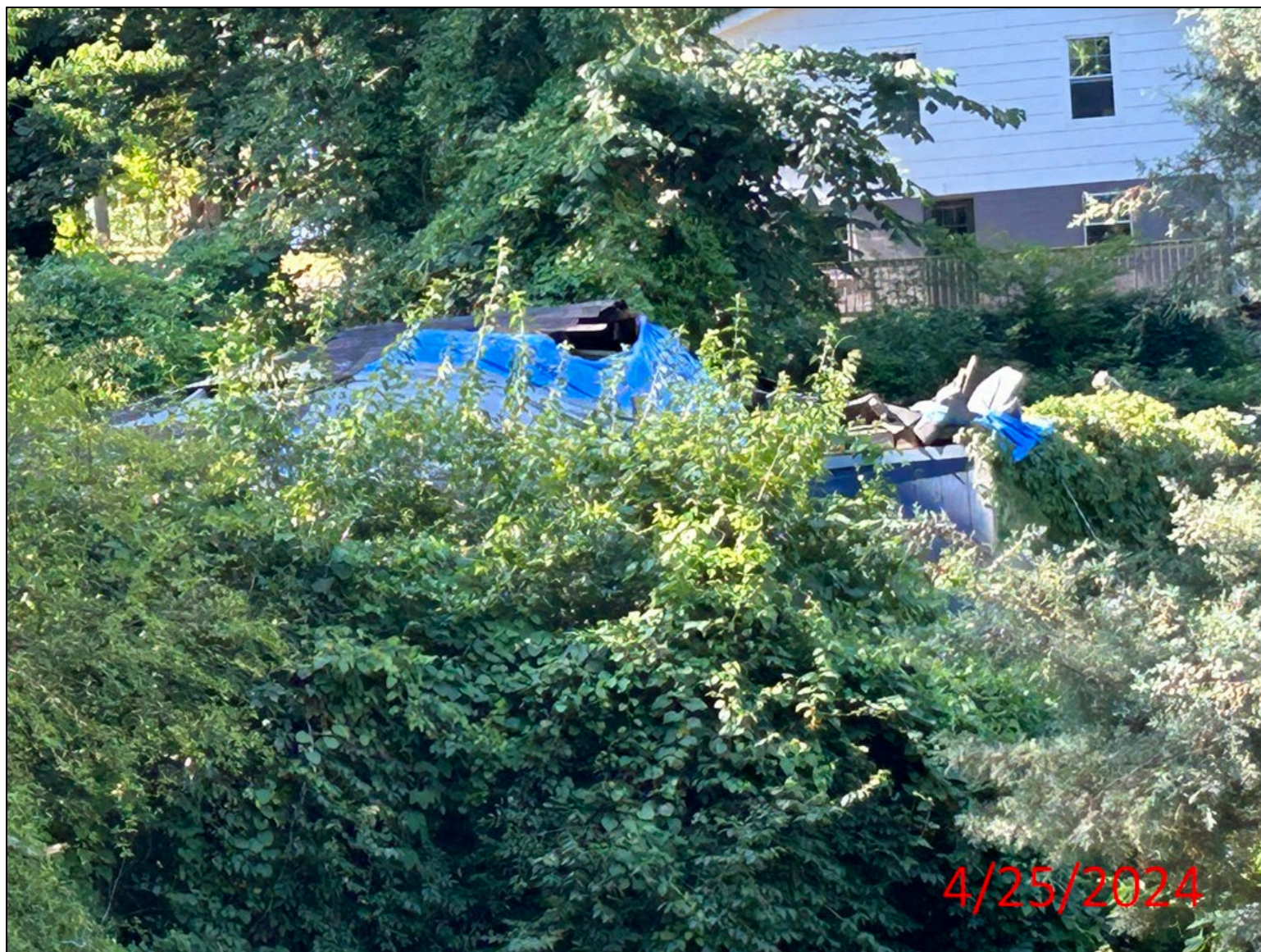
CITY COUNCIL OF THE CITY OF HUNTSVILLE
P.O. BOX 308
308 FOUNTAIN CIRCLE
HUNTSVILLE, AL 35801

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: Noel Jolen
58 Jennie Lee Rd
Danville, AL 35619

2213 Hill St NW



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CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT

STRUCTURAL EVALUATION REPORT

CT# _____
 ADDRESS OF STRUCTURE: 2213 Hill St. Huntsville, Al. 35810
 INSPECTOR'S NAME: Rick Schimske TITLE: Field/Rep
 COMPANY NAME: Bobby Schimske & 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: 24 FT. X 38 FT. = 912 S/F
 ASBESTOS SIDING OR ROOFING: NO: YES: _____ (APPX. S/F = _____)

COMPONENTS	PERCENTAGE REPLACEMENT REQUIRED										
<u>I. EXTERIOR</u>											
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:											<u>37</u>
<u>II. INTERIOR</u>											
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:											<u>28</u>
<u>III. UTILITY SYSTEM</u>											
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:											<u>30</u>
GRAND TOTAL POINT RATING:											<u>95</u>

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

REMARKS: Structure has been vacant for extended period of time and repairs have been neglected.

SIGNATURE: Rick Schimske DATE: 04-25-2024