



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 7/9/2026

File ID: TMP-7161

Department: Community Development

Subject:

Type of Action: Approval/Action

..title

Public Hearing on a Resolution authorizing the demolition of an unsafe building constituting a public nuisance located at 3208 Tenth Ave Sw, Huntsville, AL and consideration of a Resolution pertaining to the same.

Resolution No.

..body

Finance Information:

Account Number: N/A

City Cost Amount: \$0

Total Cost: \$0

Special Circumstances:

Grant Funded: \$0

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: 3208 Tenth Ave Sw, Huntsville, AL 35805

District: District 1 ? District 2 ? District 3 ? District 4 ? District 5 ?

Additional Comments:

This resolution will authorize the demolition of an unsafe building constituting a public nuisance located at 3208 Tenth Ave Sw, Huntsville, AL.

RESOLUTION NO. 26 -

WHEREAS, Community Development for the City of Huntsville, Alabama, has inspected or caused to be inspected property situated at 3208 Tenth Ave Sw, Huntsville, AL, 35805, 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 May 21, 2026, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. CE-26-1471, 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 3208 Tenth Ave Sw, Huntsville, AL, 35805 more particularly described as follows to-wit: LOT 15 BLK 95 W HVILLE ADD, 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. 26- (Cont'd)

ADOPTED this the 9th day of July, 2026.

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

APPROVED this the 9th day of July, 2026.

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-26-1471 REVISED

ROSS, HOWARD
P. O. Box 1252
Huntsville, AL, 35807

Re: 3208 TENTH AVE SW, Huntsville, AL, 35805

PPIN: 24273 PARCEL: 17-02-03-4-005-026.000
Legal Description: LOT 15 BLK 95 W HVILLE ADD

Date Inspected: 03/18/2026 Revised Notice Issued: 05/21/2026 DEMOLISH BY: 06/22/2026

**NOTICE TO DEMOLISH STRUCTURE
VIOLATIONS**

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:

Siding has peeling, flaking, or chipped paint: Front, right, rear, left
Siding lacks paint or other protective treatment: Left
Window(s) have peeling, flaking, or chipped paint: Left
Exterior trim has peeling, flaking, or chipped paint: Front, right, rear, left
Porch flooring has peeling, flaking, or chipped paint: Front
Siding rotted: Right, rear, left
Siding loose: Rear
Exterior trim rotted: Right, rear, left
Exterior door frame rotted: Rear
Roof finish covering loose: Front
Roof finish covering missing: front
Gutter not in good repair: Rear
Window pane missing: Right
Foundation access door missing: Right
Unit lacks hot water.
Light fixture not properly installed: Front room, rear room
Light fixture has bare exposed electrical wiring: Front room, rear room
Unit lacks heat.
Unit lacks sanitary facilities.
Unit lacks kitchen facilities.

This structure must be demolished and removed prior to 06/22/2026

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 **Thursday, June 11, 2026**. 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 Tim Smith, Housing Specialist at (256) 427-5400.



Tim Smith
256-427-6759



CC Howard Ross
6620 Willow Pointe (Unit D)
Huntsville, AL 35806

Tina Beatrice Stolz
4515-B Triana Blvd
Huntsville, AL 35805

Sam Atchley Jr.
1025 W. Sunnyside Ave
Chicago, IL 60640

Donald E. Smith
19852 East Limestone Rd
Toney, AL 35773

Heirs of Ruby G. Smith
c/o 3208 10th Ave Sw
3208 TENTH AVE SW
Huntsville, AL 35805

Jennie Smith Taylor
1349 Old Hwy 431
Owens Cross Roads, AL 35763

Tammy McKinney
154 Anna Kathryn Dr
Gurley, AL 35748

Lisa Dawn Kalinowski a/k/a Sherry Aleeca Kalinowski
9526 County Road 32
Fairhope, AL 36532

Mike M. Lee
17 4 Bill Miller Rd
New Market, AL 35761

Victor W. Bright
1855 Pleasant Gove Rd
Estill Springs, TN 37330

Derek D. Lee
3208 Tenth Ave SW
Huntsville, AL 35805

Donna Sue Smith
668 Rowan Cutoff Rd
Atalla, AL 35954

Ruby Elizabeth Eckles
1941 Pleasant Grove Rd
Estill Springs, TN 37330

Jerry Odell Smith, Jr
140 Catherine Dr
Owens Cross Roads, AL 35763

Tangy Smith Steelman
826 Cedar Point Rd
New Hope, AL 35760

Scott Bright
627 East Johnson St
Temple, GA 30179

Tim Bright
627 East Johnson St
Temple, GA 30179

Nick Parton
521 Sarah Ln
Temple, GA 30248

Matthew Warren c/o Michelle Holt
3187 N. Highway 113
Temple, GA 30179

Brandon Warren c/o Michelle Holt
3187 N. Highway 113
Temple, GA 30179

Austin Warren c/o Michelle Holt
3187 N Highway 113
Temple, GA 30179

Photo	Details
	Title: IMG_6792_1773924878369.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
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 Mar 18, 2026 at 10:22:50 AM 3210 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6770_1773924878435.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 Mar 18, 2026 at 10:22:41 AM 3210 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6768_1773924878438.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
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 Mar 18, 2026 at 10:22:38 AM 3210 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6767_1773924878440.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 Mar 18, 2026 at 10:21:53 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6760_1773924878470.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
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 Mar 18, 2026 at 10:21:44 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6759_1773924878472.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 Mar 18, 2026 at 10:21:40 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6758_1773924878473.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
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 Mar 18, 2026 at 10:24:17 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6786_1773924878367.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 Mar 18, 2026 at 10:24:35 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6790_1773924878365.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
 A photograph of the exterior wall of a house with horizontal siding. A window is visible, and a utility meter is mounted on the wall. The photo is dated Mar 18, 2026 at 10:24:05 AM, 3208 Tenth Ave SW, Huntsville AL 35805, United States.	Title: IMG_6783_1773924878364.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 A photograph of the exterior wall of a house with horizontal siding. A window is visible, and a utility meter is mounted on the wall. The photo is dated Mar 18, 2026 at 10:23:35 AM, 3208 Tenth Ave SW, Huntsville AL 35805, United States.	Title: IMG_6776_1773924878374.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 A photograph of the exterior wall of a house with horizontal siding. A window is visible, and a utility meter is mounted on the wall. The photo is dated Mar 18, 2026 at 10:24:41 AM, 3208 Tenth Ave SW, Huntsville AL 35805, United States.	Title: IMG_6793_1773924878387.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
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 Mar 18, 2026 at 10:21:22 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6787_1773924878401.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 Mar 18, 2026 at 10:23:46 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6780_1773924878406.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

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 Mar 18, 2026 at 10:23:53 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6781_1773924878379.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
 A photograph showing the front entrance of a house. The door is grey and has a small window. It is flanked by two large, dense green bushes. The roof is dark grey and appears to be made of shingles. The sky is overcast. Mar 18, 2026 at 10:25:05 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6794_1773924878386.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 A photograph showing the side of a house with horizontal siding. There is a window with a white frame. A small bush is in the foreground. A gas meter is visible on the side of the house. Mar 18, 2026 at 10:24:33 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6789_1773924878388.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith
 A close-up photograph of a gas meter mounted on the side of a house. The meter is grey and has various pipes and valves connected to it. The siding is horizontal and appears to be made of wood or a similar material. Mar 18, 2026 at 10:24:30 AM 3208 Tenth Ave SW Huntsville AL 35805 United States	Title: IMG_6788_1773924878396.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
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	Title: IMG_6755_1773924878485.JPG Date: Mar 19, 2026 07:55 Uploaded by: James Smith

Photo	Details
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3208 Tenth Ave Sw



3208 Tenth Ave Sw



3208 Tenth Ave Sw



3208 Tenth Ave Sw



Mar 18, 2026 at 10:23:12 AM
3208 Tenth Ave SW
Huntsville AL 35805
United States

3208 Tenth Ave Sw



Mar 18, 2026 at 10:23:09 AM
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Huntsville AL 35805
United States

3208 Tenth Ave Sw



Mar 18, 2026 at 10:22:50 AM
3210 Tenth Ave SW
Huntsville AL 35805
United States

3208 Tenth Ave Sw



Mar 18, 2026 at 10:22:38 AM
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Huntsville AL 35805
United States

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3208 Tenth Ave Sw



3208 Tenth Ave Sw



Mar 18, 2026 at 10:24:35 AM
3208 Tenth Ave SW
Huntsville AL 35805
United States

3208 Tenth Ave Sw



Mar 18, 2026 at 10:24:05 AM
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Huntsville AL 35805
United States

3208 Tenth Ave Sw



3208 Tenth Ave Sw

Mar 18, 2026 at 10:23:02 AM
3208 Tenth Ave SW
Huntsville AL 35805
United States



3208 Tenth Ave Sw



3208 Tenth Ave Sw



3208 Tenth Ave Sw



CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT
STRUCTURAL EVALUATION REPORT

CT # _____
 ADDRESS OF STRUCTURE: 3208 10th AVE SW. HUNTSVILLE AL 35805
 INSPECTOR'S NAME: Jim Monaghan TITLE: Owner
 COMPANY NAME: Monaghan Construction PHONE: 256-656-4897

NUMBER OF DWELLING UNITS: 1 NUMBER OF STORIES: 1
 CONSTRUCTION: WOOD FRAME: ☒ FRAME/VENEER: _____ MASONRY: _____ OTHER: _____
 APPROXIMATE SIZE STRUCTURE: _____ FT. X _____ FT. = 2000 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: 37II. 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: 16III. 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: 83

FEASIBILITY OF REPAIR:

RATING 50 OR MORE

REHAB NOT FEASIBLE ☒

RATING 49 OR LESS

REHAB FEASIBLE _____

REMARKS:

AFTER INSPECTION OF PROPERTY I NOTED EXTERIOR HAS EXTENSIVE DAMAGE TO SIDING, ROOFING AND ALL WINDOWS AND DOORS COULD NOT MAKE ENTRY INTO PROPERTY BUT VISUAL THRU WINDOWS NOTED EXTENSIVE DAMAGE TO WALLS, FLOORS, CEILINGS

SIGNATURE: _____

DATE: 3/10/2026