

**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 3603 Drake Ave SW 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 1/5/2024, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. 24-1PNS, 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 3603 Drake Ave SW more particularly described as follows to-wit: LOT 16 BL 3 BUENA VISTA 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 22nd day of February, 2024.

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

**APPROVED** this the 22nd day of February, 2024.

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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: t24

CD: 4

PV: 0

Insp.: rfa

FINAL: 2/5/2024

## OFFICIAL NOTICE NO. 24-1PNS

Joseph A. Nouri  
2401 Andrew Jackson Way  
Huntsville, AL 35811

### Re: 3603 Drake Ave SW

PPIN: 31834 PARCEL: 17-05-15-1-001-073.000

Legal Description: LOT 16 BL 3 BUENA VISTA S/D

**Date Inspected: 12/22/2023**

**Notice Issued: 1/5/2024**

**DEMOLISH BY: 2/5/2024**

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 missing: rear
- ♦ Foundation wall has holes: rear
- ♦ Exterior wall has hole: rear, front
- ♦ Exterior siding loose: rear, front
- ♦ Exterior siding missing: rear, front
- ♦ Siding lacks paint: front, left, right, rear
- ♦ Trim rotted: front, rear
- ♦ Soffit rotted: rear
- ♦ Trim lacks paint: front, left, right, rear
- ♦ Window sill rotted: rear
- ♦ Window trim lacks paint: front, left, right, rear
- ♦ Roof has hole: rear
- ♦ Roof decking rotted: rear
- ♦ Roof rafter rotted: rear
- ♦ Roof finish covering loose: rear
- ♦ Foundation sill plate rotted: back
- ♦ Wall support studs rotted: back
- ♦ Exterior wall rotted, incapable of bearing load and in danger of collapse.

**This structure must be demolished and removed prior to: 2/5/2024**

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 1/26/2024. 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:

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.



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

cc: Madison County Jail  
Attn: Joseph Andrew Nouri MNI# 00JI28055  
P. O. Box 2047  
Huntsville, AL 35804

## 3603 Drake Ave SW





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## 3603 Drake Ave SW





## CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT

## STRUCTURAL EVALUATION REPORT

CT# \_\_\_\_\_  
 ADDRESS OF STRUCTURE: 3603 DARKE AVE Huntsville 35805  
 INSPECTOR'S NAME: Rick Achimsher TITLE: Field/Rep  
 COMPANY NAME: Bobby Achimsher & Sons General Contractor PHONE: 256-533-3560

NUMBER OF DWELLING UNITS: 1 NUMBER OF STORIES: \_\_\_\_\_  
 CONSTRUCTION: WOOD FRAME: ☒ FRAME/VENEER: \_\_\_\_\_ MASONRY: \_\_\_\_\_ OTHER: \_\_\_\_\_  
 APPROXIMATE SIZE STRUCTURE: 22 FT. X 46 FT. = 1012 S/F  
 ASBESTOS SIDING OR ROOFING: NO: ☒ YES: \_\_\_\_\_ (APPX. S/F = \_\_\_\_\_)

COMPONENTS	PERCENTAGE REPLACEMENT REQUIRED
<b>I. EXTERIOR</b>	
1) FOUNDATION:	0 1 2 3 4 5 6 7 <u>8</u> 9 10
2) FLOOR SYSTEM:	0 1 2 3 4 5 6 7 8 <u>9</u> 10
3) FRAMING/WINDOWS/DOORS:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
4) ROOF SYSTEM:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
	EXTERIOR TOTAL: <u>37</u>
<b>II. INTERIOR</b>	
1) FLOORS:	0 1 2 3 4 5 6 7 8 <u>9</u> 10
2) WALLS:	0 1 2 3 4 5 6 7 <u>8</u> 9 10
3) CEILING:	0 1 2 3 4 5 6 7 8 <u>9</u> 10
	INTERIOR TOTAL: <u>26</u>
<b>III. UTILITY SYSTEM</b>	
1) ELECTRICAL:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
2) HEATING:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
3) PLUMBING:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
	UTILITY SYSTEM TOTAL: <u>30</u>
GRAND TOTAL POINT RATING: <u>93</u>	

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

REMARKS: Shrubs/Trees have grown into dwelling which has caused exterior damage all around entire structure. Seems dwelling has been vacant for a period time.

SIGNATURE: Rick Achimsher DATE: 12-22-2023