

RESOLUTION NO. 25 -

WHEREAS, Community Development for the City of Huntsville, Alabama, has inspected or caused to be inspected property situated at 2139 Guava Cir 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 03/05/2025, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. CE-25-1287 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 2139 Guava Cir Nw, Huntsville, AL, 35810 more particularly described as follows to-wit: LOT 8 BLK B LAKEWOOD MANOR 5TH ADD SEC 1 PB 2 PG 42&51 , 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 24th day of April, 2025.

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

APPROVED this the 24th day of April, 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-25-1287

PANTHEON TAX RECEIVABLES LP
2227 1st Ave South Ste 100
BIRMINGHAM, AL 35233

Re: 2139 Guava Cir Nw, Huntsville, AL 35810

PPIN: 3083 PARCEL: 14-01-12-3-004-033.000

Legal Description: LOT 8 BLK B LAKEWOOD MANOR 5TH ADD SEC 1 PB 2 PG 42&51

Date Inspected: 02/05/2025 Notice Issued: 03/05/2025 DEMOLISH BY: 04/04/2025

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.

Resolution:

Gas system not operational.
Column lacks paint: front
Exterior door damaged: rear, front
Door pane broken: front
Exterior door frame damaged: rear, front
Exterior door hardware damaged: rear
Kitchen sink drain not properly connected.
Interior floor not in good repair: throughout
Interior wall not in good repair: kitchen, back right bedroom, living room
Interior wall mildewed: throughout
Interior ceiling has hole: throughout
Interior ceiling not in good repair: throughout
Interior ceiling mildewed: throughout
Splice in electrical wiring must be in approved junction box.
Trim damaged: rear
Interior ceiling collapsed: living room, bathroom, front right bedroom, back right bedroom, kitchen
Bathroom sink faucet damaged.
Unit lacks permanent source of heat.
Electrical service panel cover missing.
Interior floor not impervious to water: kitchen, bathroom
Trim rotted: rear
Trim loose: front, rear, left, right
Soffit rotted: front, rear

Soffit loose: rear
Soffit has hole: front, rear
Window sash missing: rear
Window sill rotted: left, rear, right
Window trim lacks paint: front, left, right, rear
Roof has holes.
Roof decking rotted.
Roof rafter rotted.
Roof finish covering loose.

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 cost 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.

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

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 **03/26/2025**. 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
305 FOUNTAIN CIRCLE
HUNTSVILLE, AL 35804

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



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

Cc: James Church
238 Sweet Bay Court
Harvest, AL 35749

2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



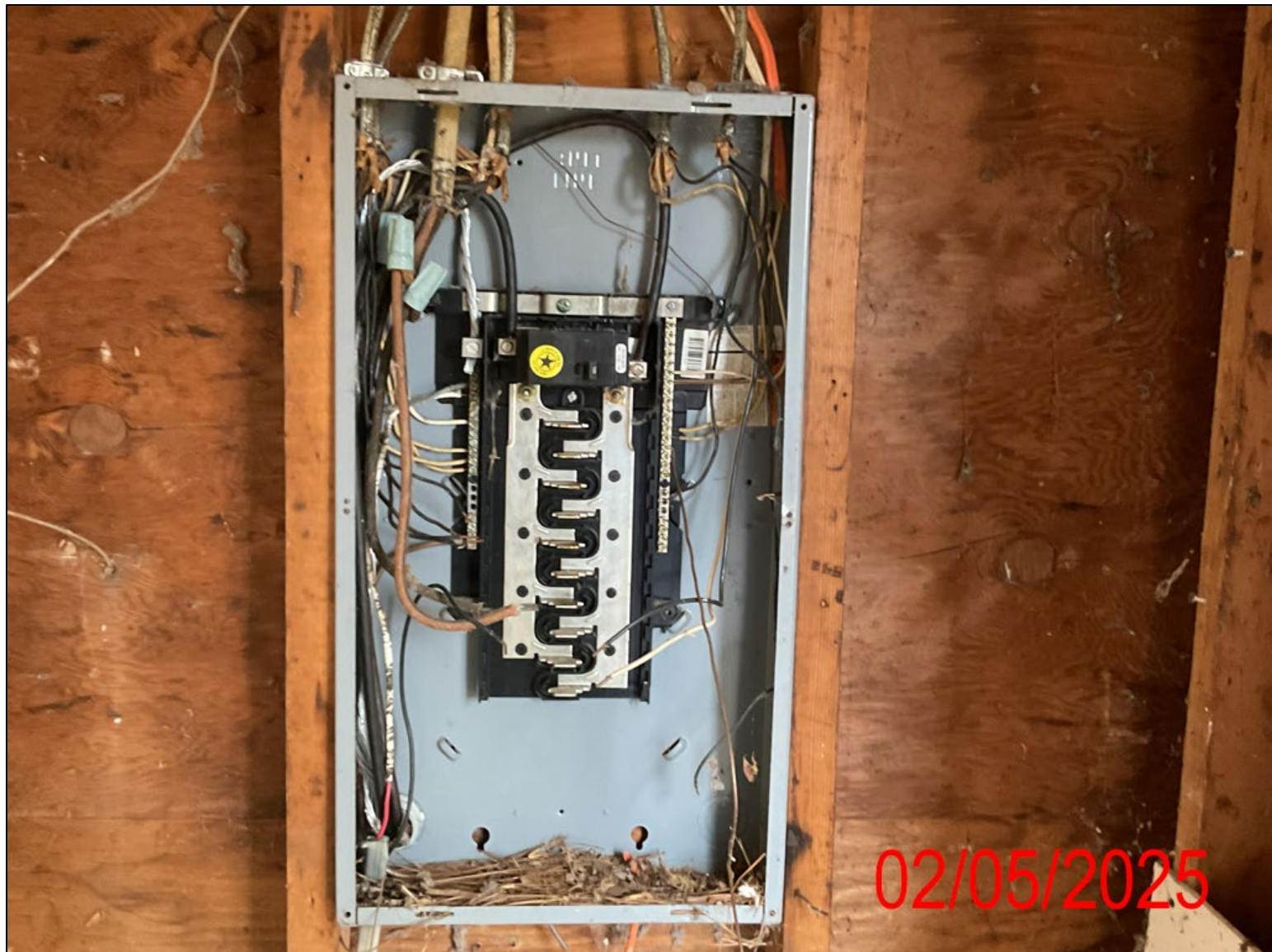
2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



02/05/2025

2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



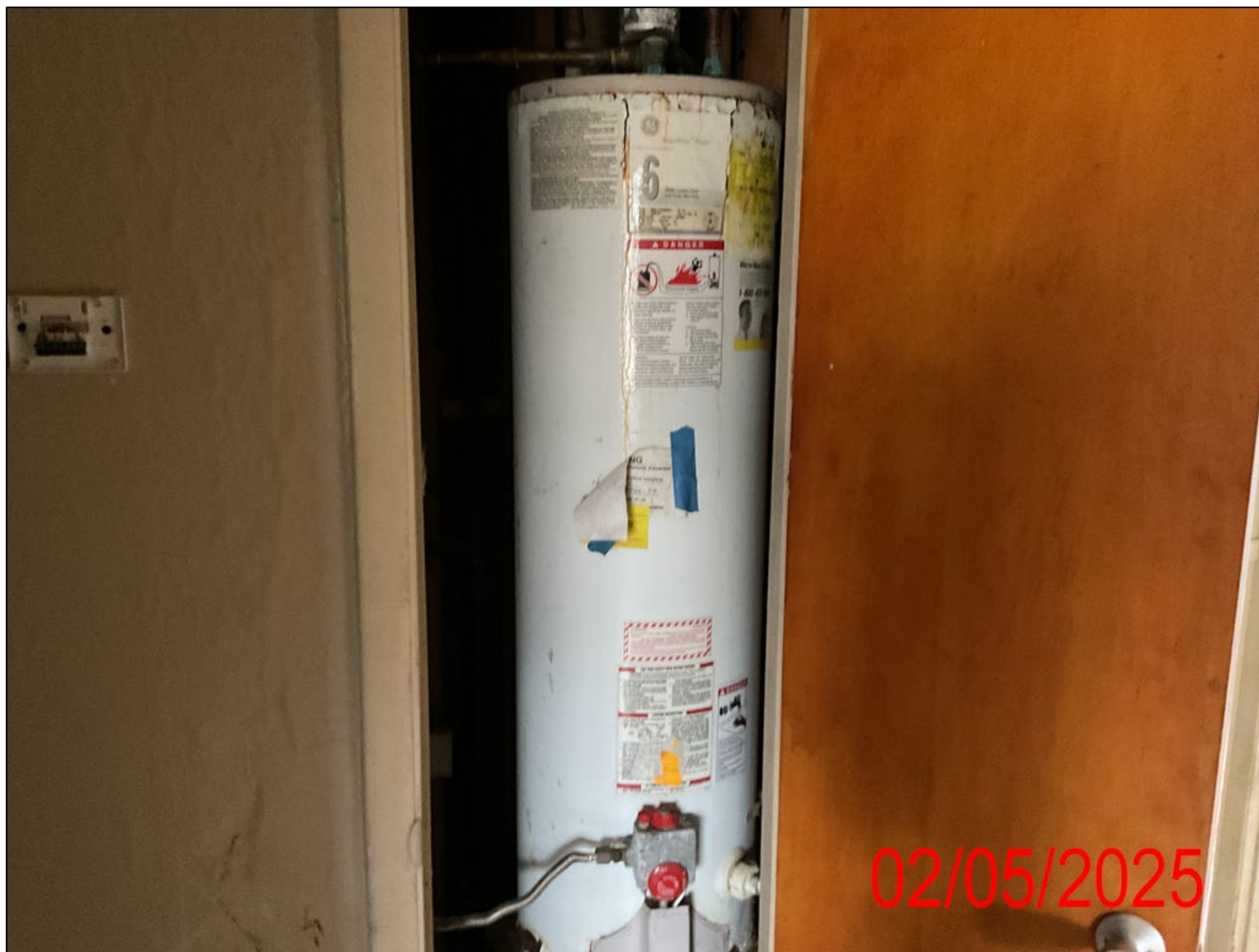
2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



2139 Guava Cir NW



CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT
STRUCTURAL EVALUATION REPORT

CT # _____
ADDRESS OF STRUCTURE: 2139 GUAVA CIR. N.W. HUNTSVILLE, AL. 35810
INSPECTOR'S NAME: Rick Schrimsher TITLE: Field/Rep
COMPANY NAME: Bobby Schrimsher & Sons G.C. PHONE: 256-533-3560

NUMBER OF DWELLING UNITS: 1 NUMBER OF STORIES: 1
CONSTRUCTION: WOOD FRAME: _____ FRAME/VENEER: ☒ MASONRY: _____ OTHER: _____
APPROXIMATE SIZE STRUCTURE: 52 FT. X 24 FT. = 1248 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: 29

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: 89

FEASIBILITY OF REPAIR: RATING 50 OR MORE - REHAB NOT FEASIBLE ☒
RATING 49 OR LESS - REHAB FEASIBLE _____

REMARKS: I inspected the above referenced property on February 5th 2025. After completion of a structural evaluation report, I have determined that it is not feasible to repair the structure. The dwelling has been vacant for an extended period and repairs have been neglected. It would require tear out and reconstruction to bring it up to code.
SIGNATURE: [Signature] DATE: 02-05-2025