



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 1/22/2026

File ID: TMP-6386

Department: Community Development

Subject:

Type of Action: Approval/Action

Public Hearing on a Resolution authorizing the demolition of an unsafe building constituting a public nuisance located at 2805 Ninth Ave Sw, Huntsville, AL; and consideration of a Resolution pertaining to the same.

Resolution No.

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: 2805 Ninth 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 2805 Ninth 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 2805 Ninth 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 11/20/2025, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. CE-25-10330 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 2805 Ninth Ave Sw, Huntsville, AL, 35805 more particularly described as follows to-wit: LOT 3 BLK 151 LOWE CORP ADD PB 1 PG 166, 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 22nd day of January, 2026.

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

APPROVED this the 22nd day of January, 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-25-10330

ROGERS, ADAM
291 Skidmore Rd
DECATUR, AL 35603-6213

Re: 2805 NINTH AVE SW, Huntsville, AL, 35805

PPIN: 23210 PARCEL: 17-01-02-3-005-020.000
Legal Description: LOT 3 BLK 151 LOWE CORP ADD PB 1 PG 166

Date Inspected: 11/06/2025 Notice Issued: 11/20/2025 DEMOLISH BY: 12/22/2025

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 following conditions:

Exterior siding damaged: Front, right, left, rear
Exterior siding damaged by fire: Front, left
Porch ceiling damaged by fire: front
Porch ceiling has hole: front
Window(s) damaged by fire: Front, right, left, rear
Window pane broken: rear
Foundation access door missing: rear
Column has peeling, flaking, or chipped paint: front
Siding has peeling, flaking, or chipped paint: Front, rear
Interior wall(s) damaged by fire: throughout
Ceiling(s) damaged by fire: throughout
Floor(s) damaged by fire: throughout
Electrical system damaged by fire.
Electrical outlets damaged by fire: throughout
Electrical switches damaged by fire: throughout
Gas system damaged by fire.
Plumbing system damaged by fire.

Comply By: 12/22/2025

This structure must be demolished and removed prior to 12/22/2025

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 **December 11, 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
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 James Smith, Housing Specialist at (256) 427-5400.



Tim Smith
256-427-6759



Cc: Adam Rogers
2805 NINTH AVE SW
Huntsville, AL 35805

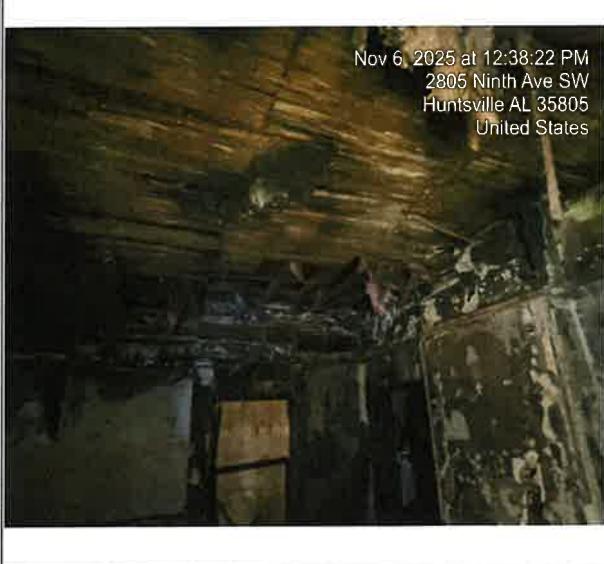
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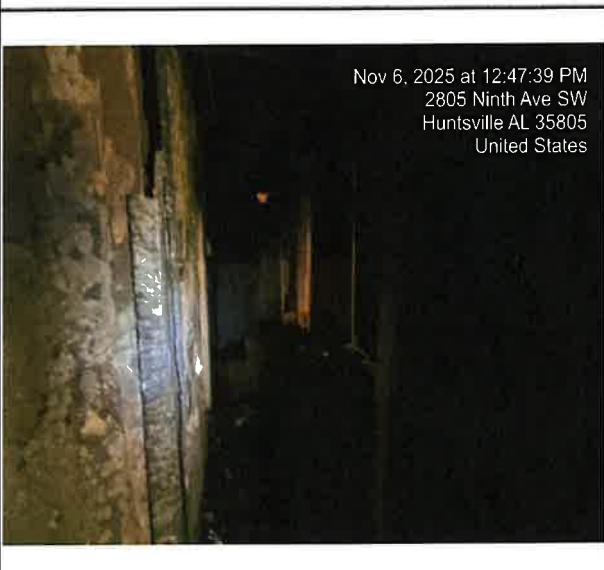
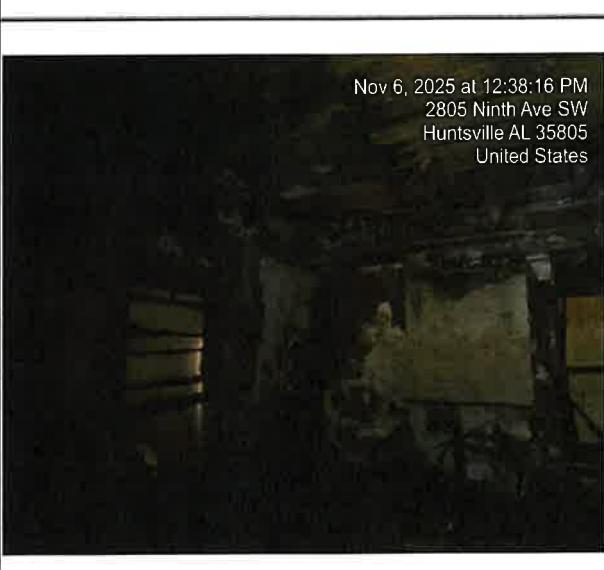
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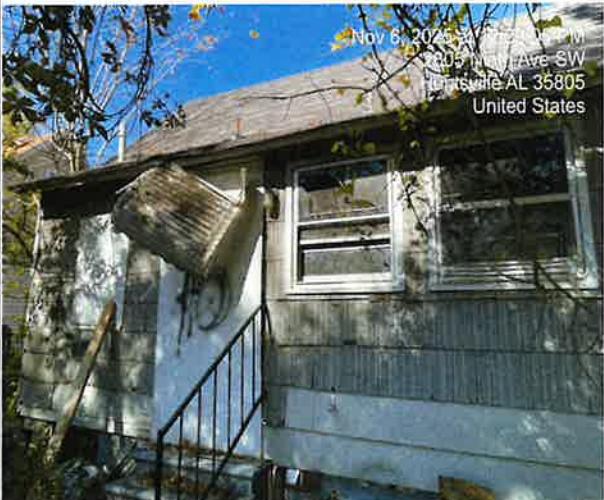
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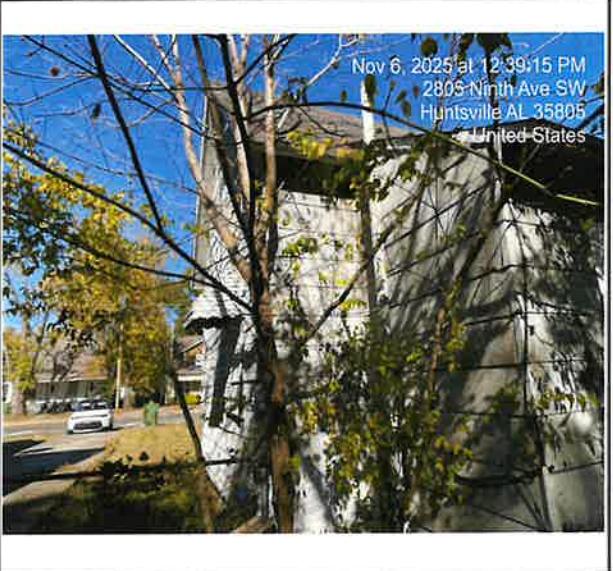
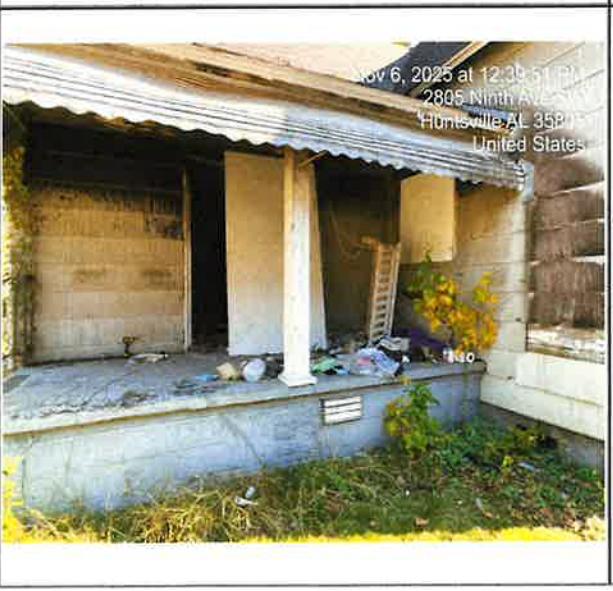
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2805 Ninth Ave Sw

Nov 6, 2025 at 12:37:41 PM
2805 Ninth Ave SW
Huntsville AL 35805
United States



2805 Ninth Ave Sw



2805 Ninth Ave Sw

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Huntsville AL 35805
United States



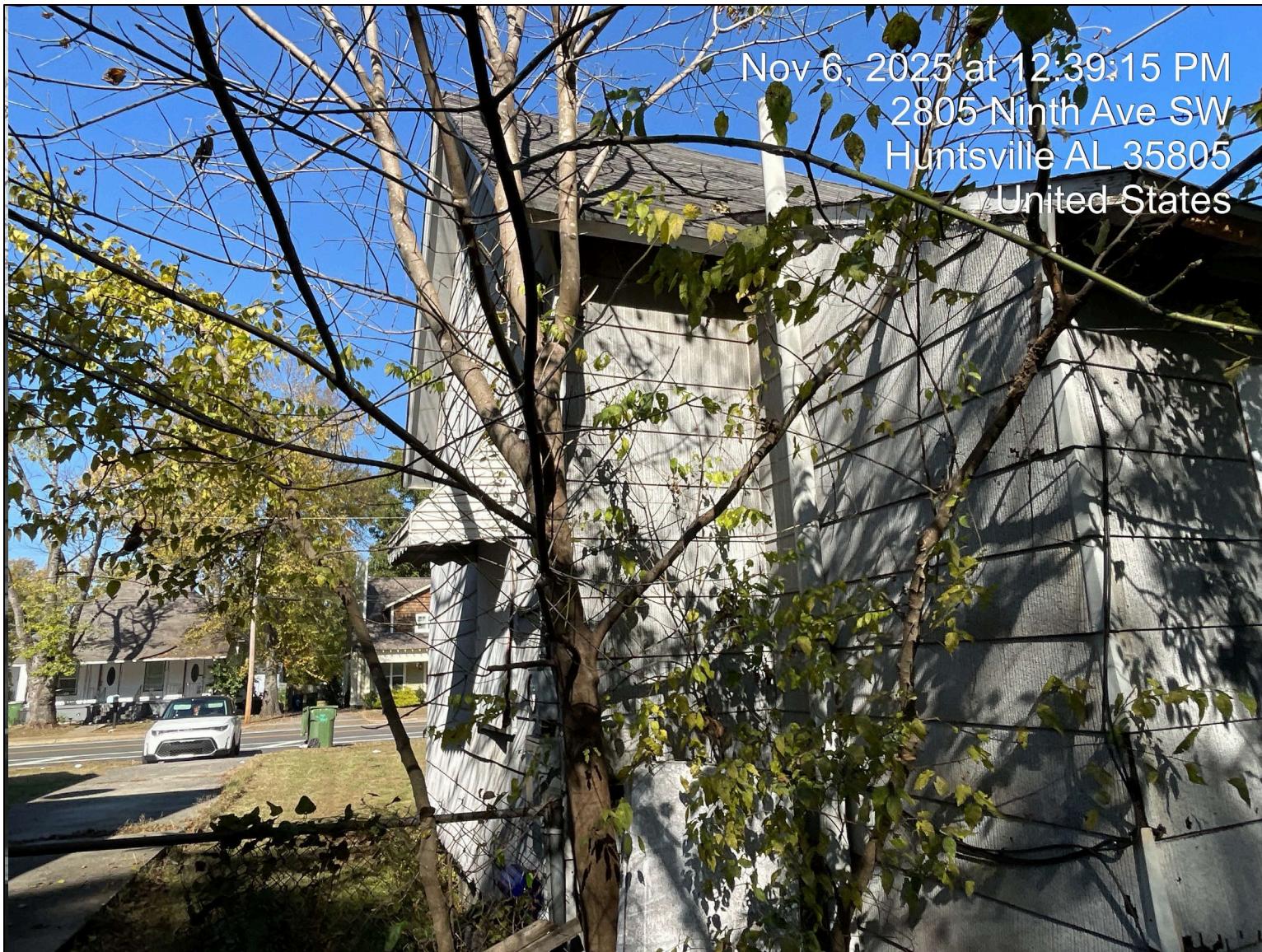
2805 Ninth Ave Sw



2805 Ninth Ave Sw



2805 Ninth Ave Sw



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Huntsville AL 35805
United States

2805 Ninth Ave Sw



2805 Ninth Ave Sw

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United States



2805 Ninth Ave Sw



2805 Ninth Ave Sw



2805 Ninth Ave Sw

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2805 Ninth Ave Sw



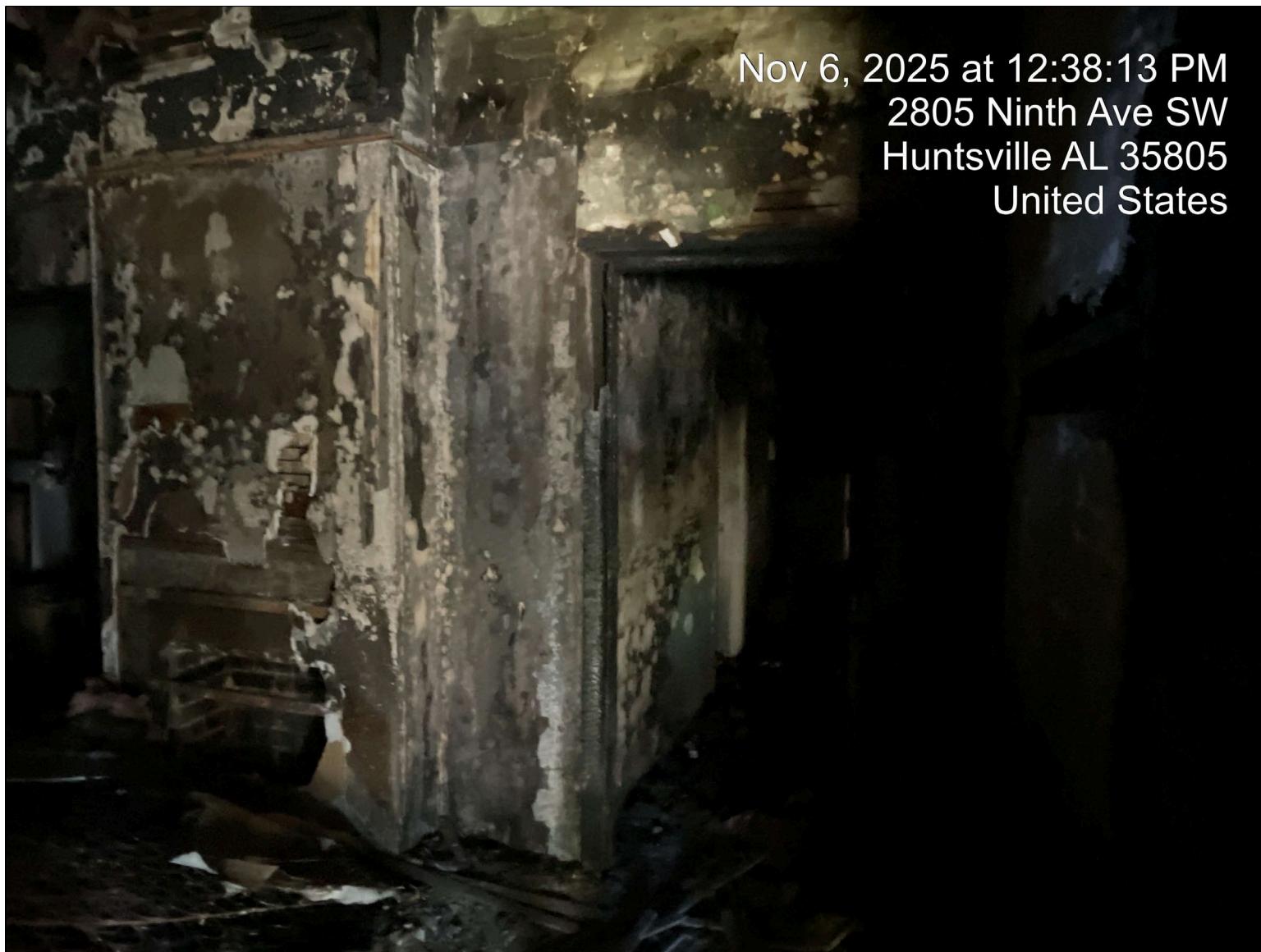
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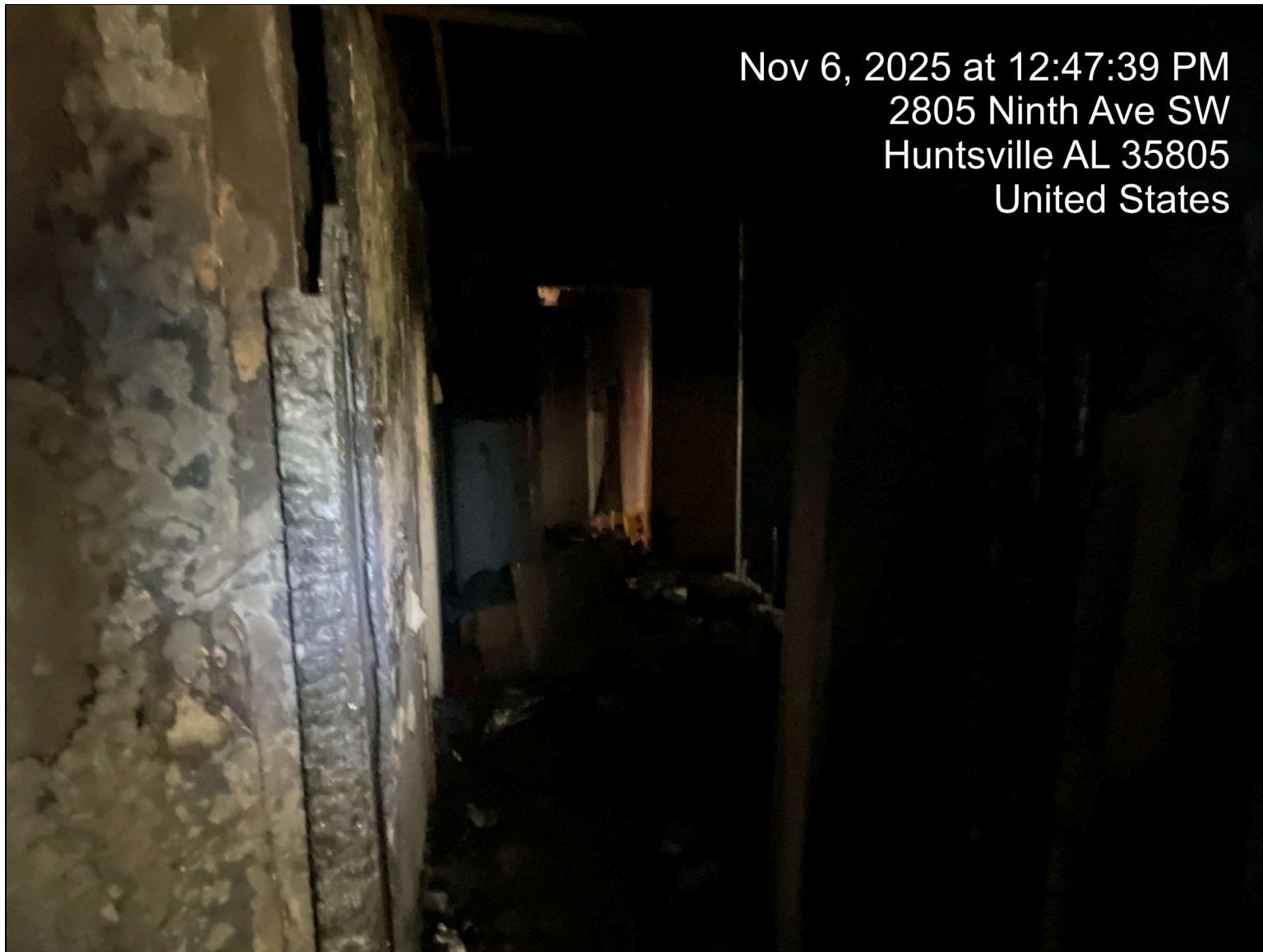
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Nov 6, 2025 at 12:47:54 PM
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Huntsville AL 35805
United States

CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT
STRUCTURAL EVALUATION REPORT

CT #

ADDRESS OF STRUCTURE: 2805 NINTH AVE SW
 INSPECTOR'S NAME: JAMES MONAGHAN TITLE: OWNER
 COMPANY NAME: MONAGHAN CONSTRUCTION PHONE 256-656-4897

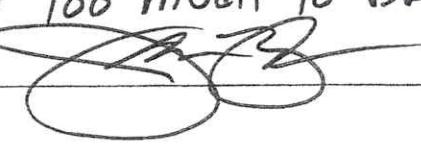
NUMBER OF DWELLING UNITS: _____ NUMBER OF STORIES: 1
 CONSTRUCTION: WOOD FRAME: FRAME/VEENEER: _____ MASONRY: _____ OTHER: _____
 APPROXIMATE SIZE STRUCTURE: 25 FT. X 36 FT. = 900 S/F
 ASBESTOS SIDING OR ROOFING: NO: YES: _____ (APPX. S/F = _____)

COMPONENTS	PERCENTAGE REPLACEMENT REQUIRED
I. EXTERIOR	
1) FOUNDATION:	0 1 2 3 4 5 6 7 8 <u>9</u> 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 <u>9</u> <u>10</u>
4) ROOF SYSTEM:	0 1 2 3 4 5 6 7 8 <u>9</u> <u>10</u>
	EXTERIOR TOTAL: <u>38</u>
II. INTERIOR	
1) FLOORS:	0 1 2 3 4 5 6 7 8 <u>9</u> <u>10</u>
2) WALLS:	0 1 2 3 4 5 6 7 8 <u>9</u> <u>10</u>
3) CEILING:	0 1 2 3 4 5 6 7 8 <u>9</u> <u>10</u>
	INTERIOR TOTAL: <u>29</u>
III. UTILITY SYSTEM	
1) ELECTRICAL:	0 1 2 3 4 5 6 7 8 <u>9</u> <u>10</u>
2) HEATING:	0 1 2 3 4 5 6 7 8 <u>9</u> <u>10</u>
3) PLUMBING:	0 1 2 3 4 5 6 7 8 <u>9</u> <u>10</u>
	UTILITY SYSTEM TOTAL: <u>30</u>

GRAND TOTAL POINT RATING: 97

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

REMARKS: AFTER INSPECTING PROPERTY 11/6/25 IT WAS DETERMINED THAT DUE TO EXTENSIVE DAMAGE IT WOULD TAKE TOO MUCH TO BRING UP TO CURRENT CODES

SIGNATURE: DATE: 11/6/25

MONAGHAN
CONSTRUCTION
James Monaghan
3304 7th Ave. SW
Huntsville, AL 35805
(256) 656-4897

Invoice # 5875
Date: 11/06/25

Invoice

City of Huntsville Community Development
c/o: James Smith
Re : 2805 9 th Ave SW Fire Inspection

Inspect Fire damaged dwelling	
Period of Performance: 11/06/25	
Total Labor: \$ 250.00	
Thank you- Jim	
Total for this Invoice	\$ 250.00