

RESOLUTION NO. 23-

WHEREAS, the Manager of Community Development for the City of Huntsville, Alabama, has inspected or caused to be inspected property situated at 4505 Lakeview Dr 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 11/15/2023, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. 23-497PNS, 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 4505 Lakeview Dr NW more particularly described as follows to-wit: LOT 3 BLK 15 LAKEWOOD MANOR SUBDIVISION, 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. 23-

ADOPTED this the 21st day of December, 2023.

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

APPROVED this the 21st day of December, 2023.

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: 1

CT: t3.01

CD: 1

PV: 0

Insp.: cm/rfa

FINAL: 12/15/2023

OFFICIAL NOTICE NO. 23-497PNS

Joseph Andrew Nouri
2401 Andrew Jackson Way NE
Huntsville, AL 35811

Re: 4505 LAKEVIEW DR NW

PPIN: 5524 PARCEL: 14-06-13-2-001-059.000

Legal Description: LOT 3 BLK 15 LAKEWOOD MANOR SUBDIVISION

Date Inspected: 11/2/2023

Notice Issued: 11/15/2023

DEMOLISH BY: 12/15/2023

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

- ♦ **Foundation vent damaged: left, front**
- Exterior siding rotted: front**
- Exterior wall damaged: front**
- Trim rotted: front, left, right, back**
- Trim loose: front, left, right, back**
- Trim missing: front, back**
- Trim damaged: front, left, right, back**
- Soffit has holes: back**
- Windowsills rotted: left, back**
- Roof decking rotted:**
- Roof finish covering missing:**
- Roof collapsed:**
- Roof rafters rotted:**
- Roof finish cover, loose:**
- Step handrail missing: front**
- Step handrail rotted: front**
- Porch railing damaged: front**
- Porch railing balusters greater than 6" on center: front**
- Door frame damaged: back**
- Door sill damaged: back**
- Door hardware, damaged: back**
- Electrical service mast lose: back**
- Unit is open and accessible to the public**
- Walls not in good repair: throughout**
- Ceilings not in good repair: throughout**
- Floors not in good repair: throughout**
- Ceilings collapsed: throughout**
- Electrical wiring damaged: throughout**

This structure must be demolished and removed prior to: 12/15/2023

Demolition permits must be obtained from the City of Huntsville Inspection Department and work commenced and completed by the specified date.

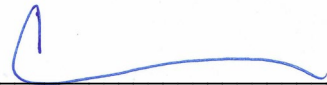
Failure to comply with this notice by the specified date may result in the property being presented to the City Council as a public nuisance for demolition by the City of Huntsville. If the City of Huntsville demolishes the structure, all costs incurred will be assessed against the property and will 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 12/6/2023. 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

Your cooperation will be appreciated. For questions related to this notice, please call Clanzelle Moore, Housing Specialist, at (256) 427-5413.



Clanzelle Moore, Housing Specialist
Phone: (256) 427-5413

cc: Joseph Nouri 00JI28055 c/o Madison County Jail
P. O. Box 2047
Huntsville, AL 35810

4505 Lakeview Dr NW



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CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT

STRUCTURAL EVALUATION REPORT

CT # _____

ADDRESS OF STRUCTURE: 4505 LAKEVIEW DR. NW. HSV, 35810INSPECTOR'S NAME: Paul Schrimsher TITLE: Field RepCOMPANY NAME: Bobby Schrimsher & Sons Gen Contr. Inc PHONE: 256-533-3560NUMBER OF DWELLING UNITS: _____ NUMBER OF STORIES: 1CONSTRUCTION: WOOD FRAME: _____ FRAME/VENEER: ☒ MASONRY: _____ OTHER: _____APPROXIMATE SIZE STRUCTURE: 25 FT. X 67 FT. = 1675 S/FASBESTOS SIDING OR ROOFING: NO: ☒ YES: _____ (APPX. S/F = _____)

COMPONENTS

PERCENTAGE REPLACEMENT REQUIRED

I. EXTERIOR1) FOUNDATION: 0 1 2 3 4 5 6 7 8 9 102) FLOOR SYSTEM: 0 1 2 3 4 5 6 7 8 9 103) FRAMING/WINDOWS/DOORS: 0 1 2 3 4 5 6 7 8 9 104) ROOF SYSTEM: 0 1 2 3 4 5 6 7 8 9 10EXTERIOR TOTAL: 31**II. INTERIOR**1) FLOORS: 0 1 2 3 4 5 6 7 8 9 102) WALLS: 0 1 2 3 4 5 6 7 8 9 103) CEILING: 0 1 2 3 4 5 6 7 8 9 10INTERIOR TOTAL: 29**III. UTILITY SYSTEM**1) ELECTRICAL: 0 1 2 3 4 5 6 7 8 9 102) HEATING: 0 1 2 3 4 5 6 7 8 9 103) PLUMBING: 0 1 2 3 4 5 6 7 8 9 10UTILITY SYSTEM TOTAL: 27GRAND TOTAL POINT RATING: 87

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

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

SIGNATURE: Paul SchrimsherDATE: 11-2-2023