



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 5/28/2026

File ID: TMP-6999

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 3108 Blue Spring Rd Nw, 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: 3108 Blue Spring Rd Nw, Huntsville, AL 35810

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 3108 Blue Spring Rd Nw, Huntsville, AL

RESOLUTION NO. 26 -

WHEREAS, Community Development for the City of Huntsville, Alabama, has inspected or caused to be inspected property situated at 3108 Blue Spring Rd 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 April 13, 2026, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. CE-26-1022, 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 3108 Blue Spring Rd Nw, Huntsville, AL, 35810 more particularly described as follows to-wit: N 1/2 OF LOT 1 IN SW COR OF SW1/4 OF NE1/4 SEC 23 T3S R1W PB 1 PG 114.5, 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 28th day of May, 2026.

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

APPROVED this the 28th day of May, 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-26-1022

Estate of Heirs of Will Hamlet
3108 Blue Spring Rd Nw
Huntsville, AL 35810

Re: 3108 BLUE SPRING RD NW, Huntsville, AL 35810

PPIN: 12504 PARCEL: 14-06-23-1-003-090.000

Legal Description: N 1/2 OF LOT 1 IN SW COR OF SW1/4 OF NE1/4 SEC 23 T3S R1W PB 1 PG 114.5

Date Inspected: 03/03/2026 Notice Issued: 04/13/2026 DEMOLISH BY: 05/13/2026

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 following conditions:

- Floor rotted, partially collapsed, not capable of bearing load.
- Ceiling joist rotted.
- Roof rafter rotted, not capable of bearing load.
- Eave/ trim rotted: front, left, right, rear.
- Roof deck missing.
- Electrical compromised by water.
- Plumbing system damaged: throughout.
- Electrical damaged: throughout.

This structure must be demolished and removed prior to 05/13/2026

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 May 5, 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:

Exhibit A, Page 2

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 Yvette Parker, Housing Specialist at (256) 427-5400.


Yvette Parker

Cc: Henry C. Hamlet and Sharon Heard
3102 Blue Spring Rd NW
HUNTSVILLE, AL 35810

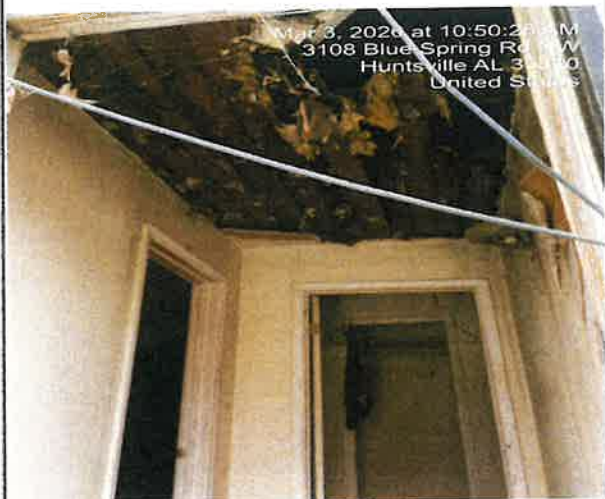
Oscar Hamlet, Jr. and Heirs of Luther Eugene Hamlet
3102 Blue Spring Rd NW
HUNTSVILLE, AL 35810

Henry C Hamlet and Sharon Heard
114 CRYSTAL SPRINGS DR
MADISON, AL 35757-8622

Photo	Details
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Photo

Details



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Date: Mar 04, 2026 07:25

Uploaded by: Yvette Parker



Title: 20260303_165023815_iOS_1772630713119.jpg

Date: Mar 04, 2026 07:25

Uploaded by: Yvette Parker



Title: 20260303_165122009_iOS_1772630713125.jpg

Date: Mar 04, 2026 07:25

Uploaded by: Yvette Parker

Photo

Details



Mar 3, 2026 at 10:51:16 AM
3108 Blue Spring Rd NW
Huntsville AL 35811
United States

Title: 20260303_165115536_iOS_1772630713124.jpg

Date: Mar 04, 2026 07:25

Uploaded by: Yvette Parker



Mar 3, 2026 at 10:50:58 AM
3108 Blue Spring Rd NW
Huntsville AL 35811
United States

Title: 20260303_165051824_iOS_1772630713122.jpg

Date: Mar 04, 2026 07:25

Uploaded by: Yvette Parker



Mar 3, 2026 at 10:51:08 AM
3108 Blue Spring Rd NW
Huntsville AL 35811
United States

Title: 20260303_165108095_iOS_1772630713123.jpg

Date: Mar 04, 2026 07:25

Uploaded by: Yvette Parker

Photo

Details



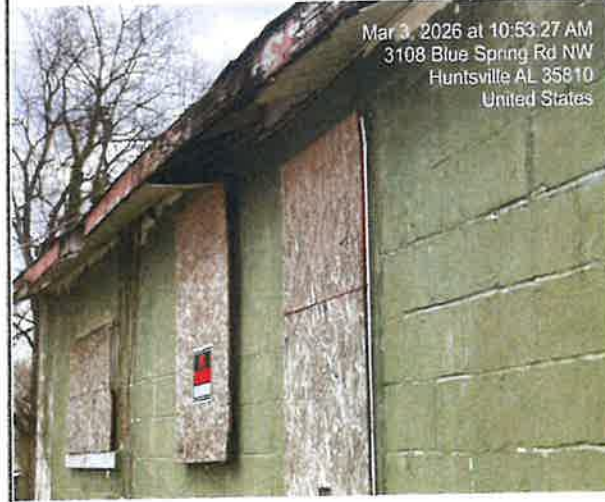
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Huntsville AL 35810
United States

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Uploaded by: Yvette Parker



Mar 3, 2026 at 10:51:35 AM
3108 Blue Spring Rd NW
Huntsville AL 35810
United States

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Date: Mar 04, 2026 07:25
Uploaded by: Yvette Parker



Mar 3, 2026 at 10:53:27 AM
3108 Blue Spring Rd NW
Huntsville AL 35810
United States

Title: 20260303_165327803_iOS_1772630713132.jpg
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Uploaded by: Yvette Parker

Photo	Details
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Photo

Details



Exhibit A, Page 7

Title: 20260303_165206308_iOS_1772630713129.jpg

Date: Mar 04, 2026 07:25

Uploaded by: Yvette Parker

3108 Blue Spring Rd Nw



3108 Blue Spring Rd Nw



3108 Blue Spring Rd Nw



Mar 3, 2026 at 10:51:22 AM
3108 Blue Spring Rd NW
Huntsville AL 35810
United States

3108 Blue Spring Rd Nw



3108 Blue Spring Rd Nw



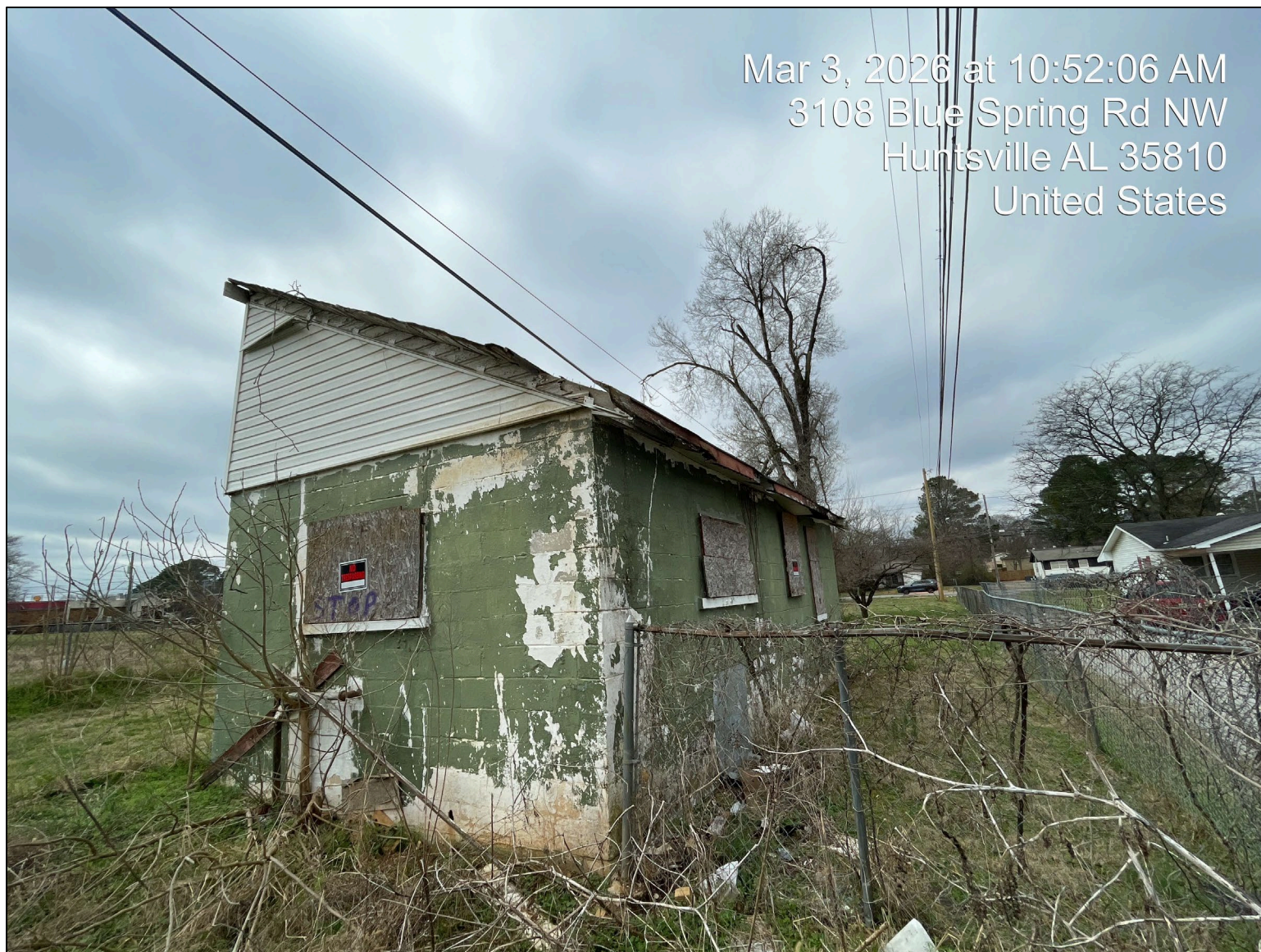
3108 Blue Spring Rd Nw

Mar 3, 2026 at 10:51:53 AM
3108 Blue Spring Rd NW
Huntsville AL 35810
United States



3108 Blue Spring Rd Nw

Mar 3, 2026 at 10:52:06 AM
3108 Blue Spring Rd NW
Huntsville AL 35810
United States



3108 Blue Spring Rd Nw



3108 Blue Spring Rd Nw



CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT
 STRUCTURAL EVALUATION REPORT

CT # _____
 ADDRESS OF STRUCTURE: 3108 BLUE SPRINGS ROAD
 INSPECTOR'S NAME: Jim Monaghan TITLE: owner
 COMPANY NAME: Monaghan Construction PHONE: 256-696-4897

NUMBER OF DWELLING UNITS: 1 NUMBER OF STORIES: 1
 CONSTRUCTION: WOOD FRAME: FRAME/VENEER: _____ MASONRY: OTHER: _____
 APPROXIMATE SIZE STRUCTURE: 30 FT. X 36 FT. = 1080 S/F
 ASBESTOS SIDING OR ROOFING: NO: YES: _____ (APPX. S/F = _____)

COMPONENTS	PERCENTAGE REPLACEMENT REQUIRED										
<u>I. EXTERIOR</u>											
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:											<u>40</u>
<u>II. INTERIOR</u>											
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:											<u>30</u>
<u>III. UTILITY SYSTEM</u>											
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:											<u>30</u>
GRAND TOTAL POINT RATING:										<u>100</u>	

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

REMARKS: Inspected property on 3/3/2026. Per my inspection, I concluded that the property has extensive damage and is not feasible to re-construct per Huntsville City codes.

SIGNATURE: [Signature] DATE: 3/3/2026