



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/9/2026

File ID: TMP-6808

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 13032 Chaney Thompson Rd Se, 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: \$

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: 13032 Chaney Thompson Rd Se, Huntsville, AL 35803

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 13032 Chaney Thompson Rd Se, Huntsville, AL.

RESOLUTION NO. 26 -

WHEREAS, Community Development for the City of Huntsville, Alabama, has inspected or caused to be inspected property situated at 13032 Chaney Thompson Rd Se, Huntsville, AL, 35803, 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 02/25/2026, 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 13032 Chaney Thompson Rd Se, Huntsville, AL, 35803 more particularly described as follows to-wit: LOT 1 BLK 1 WOODRIDGE WEST 2ND ADD PB 14 PG 21, 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 9th day of April, 2026.

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

APPROVED this the 9th day of April, 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-26-367

DOYLE, MICHAEL D OR HIS HEIRS
13032 Chaney Thompson Rd
HUNTSVILLE, AL 35803

Re: 13032 Chaney Thompson Rd Se, Huntsville, AL 35803

PPIN: 86484 PARCEL: 23-03-08-2-003-089.000

Legal Description: LOT 1 BLK 1 WOODRIDGE WEST 2ND ADD PB 14 PG 21

Date Inspected: 02/05/2026 Notice Issued: 02/25/2026 DEMOLISH BY: 03/26/2026

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:

Roof has holes: rear, right
Roof damaged: rear, right
Roof covering loose: rear, right
Walls damaged: rear, right
Walls have holes: rear, right
Siding rotted: left, rear, right
Siding damaged: rear, right
Gutters damaged: rear
Gutters have holes: front, rear, right
Door missing: rear
Steps damaged: front
Steps rotted: front
Ceiling has holes
Ceiling damaged
Walls damaged
Floors damaged

This structure must be demolished and removed prior to 03/26/2026

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 March 18, 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:

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, Clanzelle Moore, Housing Specialist at (256) 427-5413.



Clanzelle Moore
256-427-5413



Cc: Michael D. Doyle or His Heirs
1500 Sparkman Dr., NW, Apt. 19F
Huntsville, AL 35816

Patrick M. Doyle
13032 Chaney Thompson Rd.
Huntsville, AL 35803

Brett A. Doyle
2127 Allen Avenue
St. Louis, MO 63104

Monica S. Olson Doyle
802 arcadia Dr. Apt. A-6
Bloomington, IL 61704

Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

Photo	Details
 <p>A close-up photograph of the exterior of a house. The image shows horizontal wooden siding and a white window frame. A vertical wooden post is visible next to the window. A red date stamp '2/05/2026' is located in the bottom right corner of the photo.</p>	<p>Title: TC_04929_1771872057865.jpeg Date: Feb 23, 2026 12:41 Uploaded by: Clanzelle Moore</p>
 <p>A photograph of a large, grey metal utility box, possibly a transformer or electrical control box, mounted on a wooden platform. The box is situated outdoors next to a house with wooden siding. A red date stamp '2/05/2026' is visible in the bottom right corner.</p>	<p>Title: TC_04930_1771872057865.jpeg Date: Feb 23, 2026 12:41 Uploaded by: Clanzelle Moore</p>
 <p>A photograph showing a wooden deck or staircase area. A brick wall is visible on the left, and a tree trunk is in the foreground. The deck is covered with fallen leaves. A red date stamp '2/05/2026' is in the bottom right corner.</p>	<p>Title: TC_04926_1771872057864.jpeg Date: Feb 23, 2026 12:41 Uploaded by: Clanzelle Moore</p>

Photo	Details
 A photograph showing the front entrance of a house. The door is white and slightly ajar. To the right of the door is a white utility box mounted on the wall. The house has light-colored siding. A date stamp '2/05/2026' is visible in the bottom right corner of the photo.	<p>Title: TC_04932_1771872057867.jpeg</p> <p>Date: Feb 23, 2026 12:41</p> <p>Uploaded by: Clanzelle Moore</p>
 A close-up photograph of a white porch railing and support post. The railing is made of vertical balusters. The background shows trees and a clear blue sky. A date stamp '2/05/2026' is visible in the bottom right corner of the photo.	<p>Title: TC_04927_1771872057864.jpeg</p> <p>Date: Feb 23, 2026 12:41</p> <p>Uploaded by: Clanzelle Moore</p>
 A photograph showing the side of a house with a porch. A white downspout is visible on the porch. The ground is covered with brown leaves. A date stamp '2/05/2026' is visible in the bottom right corner of the photo.	<p>Title: TC_04931_1771872057866.jpeg</p> <p>Date: Feb 23, 2026 12:41</p> <p>Uploaded by: Clanzelle Moore</p>

Photo	Details
 A photograph showing the exterior of a house with horizontal siding. A large window is visible, with a blue and white sign that says "DOW" and "Chryslers" on it. The window is heavily damaged, with debris and a large hole. The ground in front of the house is covered with dry leaves and twigs. A red timestamp "2/05/2026" is visible in the bottom right corner of the photo.	<p>Title: TC_04928_1771872057865.jpeg</p> <p>Date: Feb 23, 2026 12:41</p> <p>Uploaded by: Clanzelle Moore</p>
 A photograph of an interior room. A ceiling fan is visible, and a doorway leads to another room. The room appears to be in a state of disrepair, with debris on the floor and a wooden structure in the foreground. A red timestamp "2/05/2026" is visible in the bottom right corner of the photo.	<p>Title: TC_04934_1771872105499.jpeg</p> <p>Date: Feb 23, 2026 12:42</p> <p>Uploaded by: Clanzelle Moore</p>
 A close-up photograph of a damaged ceiling. The paint is peeling and chipped away, revealing the underlying structure. Debris is visible on the ceiling. A red timestamp "2/05/2026" is visible in the bottom right corner of the photo.	<p>Title: TC_04935_1771872105499.jpeg</p> <p>Date: Feb 23, 2026 12:42</p> <p>Uploaded by: Clanzelle Moore</p>

Photo	Details
	<p>Title: TC_04933_1771872105498.jpeg</p> <p>Date: Feb 23, 2026 12:42</p> <p>Uploaded by: Clanzelle Moore</p>
	<p>Title: TC_04939_1771872105501.jpeg</p> <p>Date: Feb 23, 2026 12:42</p> <p>Uploaded by: Clanzelle Moore</p>
	<p>Title: TC_04936_1771872105500.jpeg</p> <p>Date: Feb 23, 2026 12:42</p> <p>Uploaded by: Clanzelle Moore</p>






Photo	Details
	<p>Title: TC_04940_1771872105501.jpeg Date: Feb 23, 2026 12:42 Uploaded by: Clanzelle Moore</p>
	<p>Title: TC_04938_1771872105502.jpeg Date: Feb 23, 2026 12:42 Uploaded by: Clanzelle Moore</p>
	<p>Title: TC_04937_1771872105500.jpeg Date: Feb 23, 2026 12:42 Uploaded by: Clanzelle Moore</p>

Photo	Details
	<p>Title: TC_04941_1771872105501.jpeg</p> <p>Date: Feb 23, 2026 12:42</p> <p>Uploaded by: Clanzelle Moore</p>
	<p>Title: TC_04942_1771872105500.jpeg</p> <p>Date: Feb 23, 2026 12:42</p> <p>Uploaded by: Clanzelle Moore</p>

13032 Chaney Thompson Rd Se



2/05/2026

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2/05/2026

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13032 Chaney Thompson Rd Se



2/05/2026

13032 Chaney Thompson Rd Se



**CITY OF HUNTSVILLE COMMUNITY DEVELOPMENT
STRUCTURAL EVALUATION REPORT**

CT# _____
 ADDRESS OF STRUCTURE: 13032 CHANEY THOMPSON ROAD 35803
 INSPECTOR'S NAME: SIM MONAGHAN TITLE: OWNER
 COMPANY NAME: MONAGHAN CONSTRUCTION PHONE: 256-656-4897

NUMBER OF DWELLING UNITS: 1 NUMBER OF STORIES: 1 1/2
 CONSTRUCTION: WOOD FRAME: FRAME/VENEER: _____ MASONRY: _____ OTHER: _____
 APPROXIMATE SIZE STRUCTURE: 30 FT. X 50 FT. = 1500 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 <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>
<u>II. INTERIOR</u>	
1) FLOORS:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
2) WALLS:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
3) CEILING:	0 1 2 3 4 5 6 7 8 9 <u>10</u>
	INTERIOR TOTAL: <u>30</u>
<u>III. UTILITY SYSTEM</u>	
1) ELECTRICAL:	0 1 2 3 4 5 6 7 8 <u>9</u> 10
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>29</u>
	GRAND TOTAL POINT RATING: <u>96</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: I INSPECTED PROPERTY ON FEB. 5TH 2026, I CONCLUDED THAT PROPERTY IS IN NEED OF EXTENSIVE REPAIRS AND WOULD NOT RECOMMEND TO RE-CONSTRUCT

SIGNATURE: [Signature] DATE: 2/5/2026