



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/23/2026

File ID: TMP-6857

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 1306 Boxwood Dr 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: 1306 Boxwood Dr Nw, Huntsville, AL 35816

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 1306 Boxwood Dr 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 1306 Boxwood Dr Nw, Huntsville, AL, 35816, 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 March 11, 2026, cause to be and issued to owners of record of the property, Notice to Demolish Structure, Official Notice No. CE-26-968, 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 1306 Boxwood Dr Nw, Huntsville, AL, 35816 more particularly described as follows to-wit: SEC 33 T3S R1W COM CTR E BDRY SEC 33 TH N 170 FT TH W 1988.45 FT TH N 149.91 FT TO E MAR BOXWOOD DR & POB TH CON N ALG SD W MAR 20.09 FT TH N 9 DEG W 85.9 FT TH N 16 DEG W 20.45 FT TH N 9 DEG W 72.79 FT TH N 52.96 FT TH E 427.77 FT TH N 56 DEG E 14.4 FT TH S 257.87 FT TH W 405.36 FT TO POB, 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 23rd day of April, 2026.

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

APPROVED this the 23rd 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-26-968

33H TAOZF 1302 LLC
3070 Windward Plz, Ste F-339
Alpharetta, GA 30005

Re: 1306 Boxwood Dr NW, Huntsville, AL, 35816

PPIN: 18510 PARCEL: 14-08-33-1-002-062.000

Legal Description: SEC 33 T3S R1W PART OF THE SW 1/4 OF THE NE 1/4 OF SEC 33 DESC AS COM AT THE CEN OF THE E BDY OF SD SEC TH N 01 DEG E 170 FT TO THE N MAR OF US HWY 72 W TH S 88 DEG W 1988.45 FT TH N 149.91 FT TO THE POB TH FR THE POB ALG THE E MAR OF BOXWOOD DR N 01 DE

Date Inspected: 03/03/2026 Notice Issued: 03/11/2026 DEMOLISH BY: 04/10/2026

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 conditions listed below.

Electrical damaged: throughout
Wall damaged: throughout
Plumbing system damaged: throughout
Exterior wall missing: front
Uncap sewer lines: throughout
Window panes broken: left, right, rear
Door (s) missing

Comply By: 04/10/2026

This structure must be demolished and removed prior to 04/10/2026

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 **April 1, 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, please call Yvette Parker, Housing Specialist at (256) 427-5400.



Yvette Parker



Cc:

33H TAOZF 1302 LLC
c/o Sanjay Raghavaraju
3070 WINDWARD PLZ, STE F-339
ALPHARETTA, GA 30005

33H TAOZF 1302 LLC
c/o Holley Bricks
3070 Windward Plz, Ste F-339
Alpharetta, GA 30005

33H TAOZF 1302 LLC
c/o Holley Bricks
6190 Mountain Brook Ln
Atlanta, GA 30328



33H TAOZF 1302 LLC
c/o Sanjay Raghavaraju
3557 Strath Dr
Alpharetta, GA 30005

Photo	Details
 <p>Mar 3, 2026 at 10:05:25 AM 1308 Boxwood Dr NW Huntsville AL 35816 United States</p>	<p>Title: 20260303_160529982_iOS_1772630186034.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
 <p>Mar 3, 2026 at 10:05:32 AM 1308 Boxwood Dr NW Huntsville AL 35816 United States</p>	<p>Title: 20260303_160532599_iOS_1772630186034.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
 <p>Mar 3, 2026 at 10:05:52 AM 1308 Boxwood Dr NW Huntsville AL 35816 United States</p>	<p>Title: 20260303_160552302_iOS_1772630186036.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>

Photo	Details
 <p>Mar 3, 2026 at 10:04:02 AM 1308 Boxwood Dr NW Huntsville AL 35816 United States</p>	<p>Title: 20260303_160402542_iOS_1772630186033.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
 <p>Mar 3, 2026 at 10:06:09 AM 1308 Boxwood Dr NW Huntsville AL 35816 United States</p>	<p>Title: 20260303_160609523_iOS_1772630186037.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
 <p>Mar 3, 2026 at 10:05:24 AM 1308 Boxwood Dr NW Huntsville AL 35816 United States</p>	<p>Title: 20260303_160622030_iOS_1772630186038.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>

Photo	Details
	<p>Title: 20260303_160644402_iOS_1772630186043.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
	<p>Title: 20260303_160647567_iOS_1772630186046.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
	<p>Title: 20260303_160343907_iOS_1772630186032.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>

Photo	Details
 <p>03/03/2026</p>	<p>Title: 20260303_160834052_iOS_1772630186050.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
 <p>Mar 3, 2026 at 10:42 AM 1908 E. South Dr NW Huntsville AL 35816 United States</p>	<p>Title: 20260303_160542103_iOS_1772630186035.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
 <p>Mar 3, 2026 at 8:01:38 AM 1234 NW University Dr Huntsville AL 35894 United States</p>	<p>Title: 20260303_160638418_iOS_1772630186041.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>

Photo	Details
 <p>A photograph showing a long, two-story brick building with a white-painted section. A window in the white section is broken. The ground in front of the building is overgrown with grass and has several pieces of trash, including a black bag and some white debris. A date stamp '03/03/2026' is visible in the bottom right corner of the photo.</p>	<p>Title: 20260303_160754774_iOS_1772630186047.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>
 <p>A second photograph of the same brick building, showing a different section of the facade. The ground is again overgrown with grass and has trash. A date stamp '03/03/2026' is visible in the bottom right corner of the photo.</p>	<p>Title: 20260303_160807240_iOS_1772630186048.jpg</p> <p>Date: Mar 04, 2026 07:16</p> <p>Uploaded by: Yvette Parker</p>

1306 Boxwood Dr Nw

Mar 3, 2026 at 10:01:17 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States



1306 Boxwood Dr Nw



Mar 3, 2026 at 10:01:29 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

1306 Boxwood Dr Nw



Mar 3, 2026 at 10:01:32 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

1306 Boxwood Dr Nw



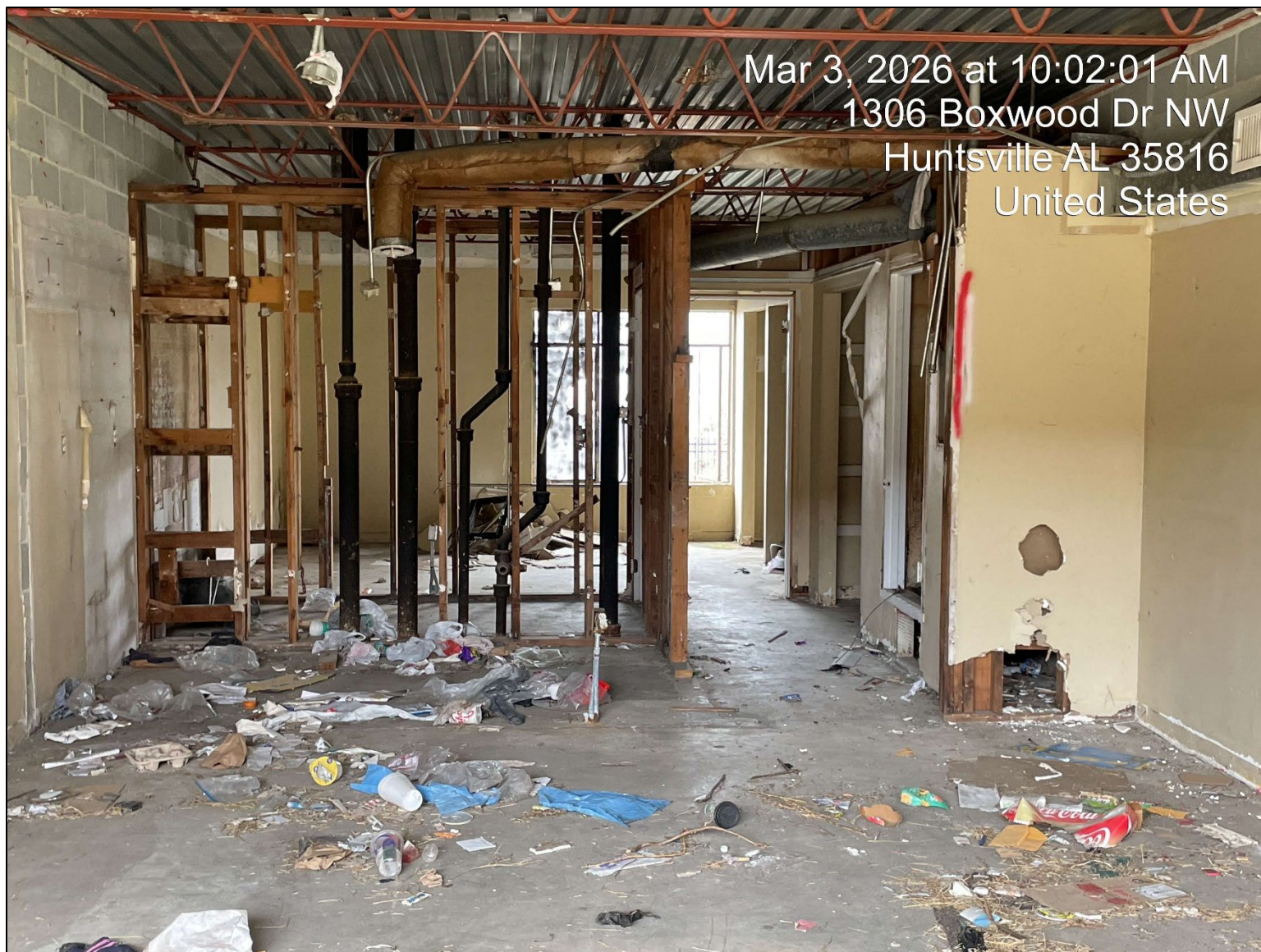
Mar 3, 2026 at 10:01:45 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

1306 Boxwood Dr Nw



Mar 3, 2026 at 10:01:52 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

1306 Boxwood Dr Nw



Mar 3, 2026 at 10:02:01 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

1306 Boxwood Dr Nw



Mar 3, 2026 at 10:02:09 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

1306 Boxwood Dr Nw



Mar 3, 2026 at 10:02:14 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

1306 Boxwood Dr Nw

Mar 3, 2026 at 10:02:18 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States



1306 Boxwood Dr Nw

Mar 3, 2026 at 10:02:46 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States



1306 Boxwood Dr Nw



Mar 3, 2026 at 10:03:06 AM
1306 Boxwood Dr NW
Huntsville AL 35816
United States

STRUCTURAL EVALUATION REPORT

CT # _____
ADDRESS OF STRUCTURE: 1302 Boxwood
INSPECTOR'S NAME: Jim Monaghan TITLE: owner
COMPANY NAME: Monaghan Construction PHONE: 256-656-4897

NUMBER OF DWELLING UNITS: 4 NUMBER OF STORIES: 2
CONSTRUCTION: WOOD FRAME: _____ FRAME/VENEER: _____ MASONRY: OTHER: STEEL
APPROXIMATE SIZE STRUCTURE: _____ FT. X _____ FT. = 12,590 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	<u>10</u>
2) FLOOR SYSTEM:	0	1	2	3	4	5	6	7	8	9	<u>10</u>
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>40</u>	

II. INTERIOR											
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>	

III. UTILITY SYSTEM											
1) ELECTRICAL:	0	1	2	3	4	5	6	7	8	9	<u>10</u>
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>30</u>	

GRAND TOTAL POINT RATING: 100

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

REMARKS: Per my inspection on 3/3/26 of all buildings, my conclusion is that there is extensive damage and it would not be feasible to re-construct per Huntsville city codes.

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