

**TOWN OF HERTFORD**

**A RESOLUTION ORDERING THE REMOVAL OR DEMOLITION  
OF THE BUILDING LOCATED AT 307 WOODLAND AVENUE, HERTFORD, NC.**

**Resolution No. FY 24-18**

**WHEREAS**, upon inspection by the building inspector for the Town of Hertford, the building located at 307 Woodland Avenue, Hertford, NC 27944 was found to be unsafe for human habitation and occupancy and a notice affixed to the exterior of the building pursuant to N.C.G.S. §160D-1119; and

**WHEREAS**, the owner of said building as shown on the Perquimans County Tax records is Helen M McFarland, and after due diligence it was determined that she is deceased and her heirs are her daughter, Ida Andrea Height, 2076 Winding Trail Road, Graniteville, SC 29829; daughter Jennifer Ball and spouse, Jamie Ball, both of 2843 Great Branch Drive, Rocky Mount, NC 27803 and son, Timothy Colton, 1591 Red Oak Road, Nashville, NC 27856; and

**WHEREAS**, the building inspector caused a Complaint and Notice of Defective Unsafe Structure regarding the condition of the building to be mailed to each of the heirs listed above by USPS certified mail, return receipt requested giving notice of the hearing date January 22, 2024, pursuant to N.C.G.S. §160D-1121 and a signed return receipt was received from each; and

**WHEREAS**, at the hearing held on January 22, 2024 neither Ida Andrea Height, Jennifer Ball, Jamie Ball or Timothy Colton appeared personally or otherwise nor did anyone of them file an answer to the complaint and the building inspector found that the dwelling is in a condition unfit for human habitation and in violation of the Ordinance Establishing Minimum Housing Standards for the Town of Hertford and that the dwelling cannot be repaired, altered or improved in a manner rendering it fit for human habitation for a reasonable cost (less than 50%) in relation to the value of the dwelling and that the owners had 60 days from the date of the Order to repair, alter, or improve the dwelling in a manner rendering it fit for human habitation or remove or demolish it and that upon their failure to do so the building inspector may cause the dwelling to be removed or demolished, and that the owner had ten (10) days to appeal the order which was signed on February 21, 2024; and

**WHEREAS**, said Order was mailed to Ida Andrea Height, Jennifer Ball, Jamie Ball and Timothy Colton at the addresses listed above and none were returned by the post office; and

**WHEREAS**, no appeal has been filed and more than 60 days have elapsed and no corrective action has been taken to the condition of the building;

**NOW, THEREFORE BE IT RESOLVED** by the Town of Hertford Town Council, that the building located at 307 Woodland Avenue, Hertford, NC 27944 be removed or demolished pursuant to N.C.G.S. §160D-1125.

This 22nd day of April, 2024



R. Ashley Hodges, Mayor

ATTEST:



Gina Durante, Town Clerk

