

**Resolution 2023-R-02**

***A RESOLUTION DETERMINING A STRUCTURE TO BE UNSAFE AND AUTHORIZING AND DIRECTING ITS DEMOLITION***

<b>Owner of Record:</b>	<b>James R. &amp; Vida S. Pitts</b>
<b>Property Address:</b>	<b>1815 4<sup>th</sup> Avenue South</b>
	<b>Irondale, Alabama 35210</b>
<b>Parcel ID #</b>	<b>23 00 24 3 053 003.000</b>

**WHEREAS**, on the 14th day of September, 2022 and pursuant to Article VI, Sec. 4-222 of the Irondale Municipal Code and Alabama Code §11-53A-1 et seq., the Housing Code Abatement Board of the City of Irondale (“Board”) determined that the structure located at 1815 4<sup>th</sup> Avenue South, Irondale, Alabama (“Property”), which was last assessed for ad valorem taxes by James R. & Vida S. Pitts (“Owners”) (as shown on “**Exhibit A**”), is an unsafe structure to the extent that it constitutes a public nuisance;

**WHEREAS**, as required by Sec. 4-222, notice to remedy the unsafe condition of the structure within twenty-one (21) days was given to the Owners by certified mail and by posting upon the structure (a copy of which is attached as “**Exhibit B**”);

**WHEREAS**, no appeal was filed by the Owners to the determination of the Board as allowed by Sec. 4-222; and

**WHEREAS**, after a public hearing held before City Council on January 3, 2023, the matter came before the City Council for a determination of whether the structure was unsafe to the extent that it constituted a public nuisance and to order its demolition.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Irondale as follows:

1. Based upon the decision of the Board and the information presented during the public hearing, the structure located on the Property is declared unsafe to the extent that it constitutes a public nuisance.
2. The structure located on the Property is ordered to be demolished and removed thirty (30) days following the date of this resolution. The City may utilize its forces to perform the demolition or may contract for the performance and removal of the structure and may sell or otherwise dispose of salvaged materials from the demolition and removal as allowed by law.

**ADOPTED & APPROVED:** This the 3rd day of January, 2023.

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David Spivey, City Council President

**APPROVED:**

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James D. Stewart, Jr., Mayor

**ATTESTED:**

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Leigh Ann Allison, City Clerk

**CERTIFICATION**

I, Leigh Ann Allison, City Clerk of the City of Irondale, Alabama, hereby certify that the above to be a true and correct copy of a resolution adopted by the City Council of the City of Irondale at its regular meeting held on January 3, 2023, as same appears in the minutes of record of said meeting.

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Leigh Ann Allison, City Clerk

**EXHIBIT A**



JEFFERSON COUNTY, ALABAMA. CITIZEN ACCESS PORTAL

WELCOME PROPERTY TAX BOE PERSONAL PROPERTY REDEMPTION

- Search
- Pay Tax
- Assessment
- Forms
- Renewal
- Attorney Login

**PARCEL #:** 23 00 24 3 053 003.000  
**OWNER:** PITTS JAMES R & VIDA S  
**ADDRESS:** 1815 4TH AVE S IRONDALE AL 35210-1620  
**LOCATION:** 1815 4TH AVE S BHAM AL 35210

[ 111-D0 ] Baths: 2.0 H/C Sqft: 1,460  
 14-001.0 Bed Rooms: 3 Land Sch: G1  
 Land: 46,000 Imp: 79,600 Total: 125,600  
 Acres: 0.000 Sales Info: 08/01/1972 \$11,000

<< Prev Next >> [ 2 / 2 Records ] Processing...

Tax Year : 2022 v

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

SALES INFORMATION

SALES HISTORY:

Sale Date	Price	Deed	Grantor	Grantee
8/1/1972	\$11,000	<a href="#">17000980</a>		

PROPERTY OWNERSHIP HISTORY:

Tax Year	Entity Name.	Mailing Address
2023	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2022	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2021	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2020	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2019	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2018	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2017	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2016	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2015	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2014	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2013	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2012	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2011	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2010	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2009	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2008	PITTS JAMES R & VIDA S	1815 4TH AVE S, IRONDALE AL - 35210-1620
2007	PITTS JAMES R & VIDA S	1815 4TH AVE S, BIRMINGHAM AL - 35210-1620
2006	PITTS JAMES R & VIDA S	1815 4TH AVE S, BIRMINGHAM AL - 35210-1620
2005	PITTS JAMES R & VIDA S	1815 4TH AVE S, BIRMINGHAM AL - 35210-1620
2004	PITTS JAMES R & VIDA S	1815 4TH AVE S, BIRMINGHAM AL - 35210-1620
2003	PITTS JAMES R & VIDA S	1815 4TH AVE S, BIRMINGHAM AL - 35210-1620

QUICK LINKS

- BOE
- Property Tax
- Assessment
- Collection
- Millage Rate
- Contact Us
- County Site
- \*\* News \*\*

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Jefferson County  
716 Richard Arrington Jr  
Blvd N  
Birmingham, AL 35203  
(205) 325-5500



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**EXHIBIT B**

To Building Inspector or other lawful agent: This Notice is to be posted at or within 3 feet of an entrance to the building or structure which has been determined unsafe. If there is no entrance, the notice may be posted at any location upon the building or structure.

**NOTICE TO REMEDY UNSAFE OR DANGEROUS CONDITION OF BUILDING(S)/STRUCTURE(S) – READ CAREFULLY**

TO: James & Vida Pitts  
1815 4<sup>th</sup> Ave. South  
Irondale, AL 35210

DATE OF NOTICE: October 05, 2022

RE: Property located at 1815 4<sup>th</sup> Ave. South

Pursuant to §11-53A-1 et. Seq. of the Code of Alabama (1975), it has been determined by the Building Inspector and by the Municipal Housing Code Abatement Board of the City of Irondale (“Abatement Board”) that the building(s) and/or structure(s), or parts of building(s) and structure(s), party walls and foundations located at **1815 4<sup>th</sup> Ave. South, Irondale, Alabama 35210** are unsafe for the following reasons shown on Exhibit A attached hereto.

This is being served upon you to give you notice that you must repair or demolish the building(s) and/or structure(s) within 60 days of the date of this notice. If you do not remedy the conditions(s) listed above by demolition within 60 days of the date of this notice, the City of Irondale will demolish and remove the building(s) and/or structure(s) and will assess the costs of such demolition and removal against the property.

You also have the right to request a hearing before the City Council of the City of Irondale by filing a written request, together with any objection to the findings by the Abatement Board that such building(s) and/or structure(s) is unsafe. This request must be filed no later than 21 days from the date of this notice with the Irondale City Clerk, Irondale City Hall, 101 20th St S, Irondale, AL 35210. A hearing by the City Council shall be held not less than 10 days nor more than 60 days after the request for the same. If no request for hearing is made after 21 days from the date of this notice, then the City Council of the City of Irondale shall make their determination as to whether the building(s) and/or structure(s) are/is unsafe to the extent that it/they create a public nuisance.

Any person aggrieved by the decision of the City Council may, within 30 days thereafter, appeal to the Circuit Court of Jefferson County, Alabama by filing with the Jefferson County Clerk of Court a notice of the appeal and bond for security of costs in the form and in the amount approved by the Circuit Clerk.

Kenton Kennedy  
Building Inspection Official

Personally served upon JAMES + VIDA PITTS on the 11<sup>TH</sup> day of OCTOBER, 2022.

- \* FIRST ATTEMPT TO SERVE 10/05/22
- \* SECOND ATTEMPT TO SERVE 10/11/22
- \* CERTIFIED MAIL 10/11/22

[Signature]  
Server - Signature  
INVESTIGATOR J. LAWLEY  
Server - Print Name

## **EXHIBIT A**

IPMC = International Property Maintenance Code

**IPMC 108.1 Unsafe structure**

Mold is throughout the home and growing in every room. There is a major leak in the roof that has not been fixed over an extended amount of time. The roof leak has created major damage to the roof and ceiling, which has now created major damage to the floor. Animal feces is throughout the home.

**IPMC 108.1.3 Structure unfit for human occupancy**

The mold throughout the home, the animal feces, and the holes in the roof, ceiling, and floor has made this structure unfit for human occupancy.

**IPMC 302.4 Weeds**

The landscaping in the rear of the structure has grown without attention for multiple years.

**IPMC 302.5 Rodent harborage**

Animal feces is throughout the home identifying rodents currently living in the structure.

7019 2280 0001 7889 7339

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Birmingham, AL 35210

**OFFICIAL USE**

Certified Mail Fee	\$4.00
\$	\$3.25
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
\$	\$7.85
Total Postage and Fees	\$7.85

Postmark Here  
10/11/2022  
SPS

Sent To  
**JAMES + VIDA PITTS**  
Street and Apt. No., or PO Box No.  
**1815 4th AVE. SOUTH**  
City, State, ZIP+4®  
**IRONDAL, AL 35210**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CERTIFIED MAIL®**



7019 2280 0001 7889 7339

CITY OF IRONDALE  
P.O. BOX 100188  
IRONDALE, ALABAMA 35210



James & Vida Pitts  
1815 4th Ave. South  
Irondale, AL 35210

U.S. POSTAGE PAID  
FCM LETTER  
IRONDALE, AL  
35210  
OCT 11, 22  
AMOUNT  
**\$7.85**  
R2303S104528-06



1028

NIXIE 352 DE 1 0010/24/22

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

YMC

BC: 35210018888 \*2839-01624-11-43



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
James & Vida Pitts  
1815 4<sup>th</sup> Ave. South  
Irondale, AL 35210



9590 9402 5377 9189 5362 65

2. Article Number (Transfer from service label)

7019 2280 0001 7889 7339

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 Signature  
 Agent  
 Addressee
- B. Received by (Printed Name)      C. Date of Delivery
- D. Is delivery address different from item 1?       Yes  
If YES, enter delivery address below:       No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input checked="" type="checkbox"/> Return Receipt for Merchandise  |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail                                    |   |
| <input type="checkbox"/> Mail Restricted Delivery                |   |

Domestic Return Receipt