

# City of Richmond



CHIEF ADMINISTRATIVE OFFICE

"SIC ITUR AD ASTRA"  
SUCH IS THE WAY TO THE STARS

Via Certified Mail #7006 0810 0003 7441 8168

December 9, 2019

Mr. David B Williams  
Ms. Elma G. Williams  
5270 Sheridan Lane  
Richmond VA 23227

RE: Notice of Preliminary Determination of Blighted Properties and Request for Submission of a Plan to Cure Blight at 1201 Porter Street, Richmond Virginia S0000087011

Dear Mr. Williams & Ms. Williams:

The City of Richmond land records indicate you are the owners of the subject property at 1201 Porter Street. Recent inspection of the property indicates that it appears to be blighted. The term "blighted property" includes a structure or improvement that endangers the public's health, safety or welfare because the structure or improvement upon the property is dilapidated, deteriorated or violates minimum health and safety standards. The specific reasons why the property is considered blighted are set forth in the attachment to this notification.

I have made a preliminary determination that the referenced property is blighted. According to §36-49.1.1 of the Code of Virginia you shall have thirty (30) days from the date of this letter by which to respond with a plan to cure the blight within a reasonable time. If you fail to respond within thirty (30) days with a plan that is acceptable, then the City may initiate steps in the preparation of a plan for the repair, acquisition, or disposition of the property. Public hearings will then be advertised and scheduled before the Planning Commission and the City Council concerning the course of action that the City will take to correct the problem.

I encourage you to submit, within thirty (30) days, a plan to cure the blight on this property. The plan should be submitted to the Commissioner of Buildings, Jason Carangelo, at 900 E. Broad Street, Room 108, Richmond, VA 23219. If you have any questions, you may contact Mr. Carangelo at (804) 646-6359.

Sincerely,

Lenora G. Reid  
Acting Chief Administrative Officer

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c: Mark A. Olinger, Director, Department Planning and Development Review  
Jason Carangelo, Commissioner of Buildings  
Michelle Coward, Interim Operations Manager  
City Attorney

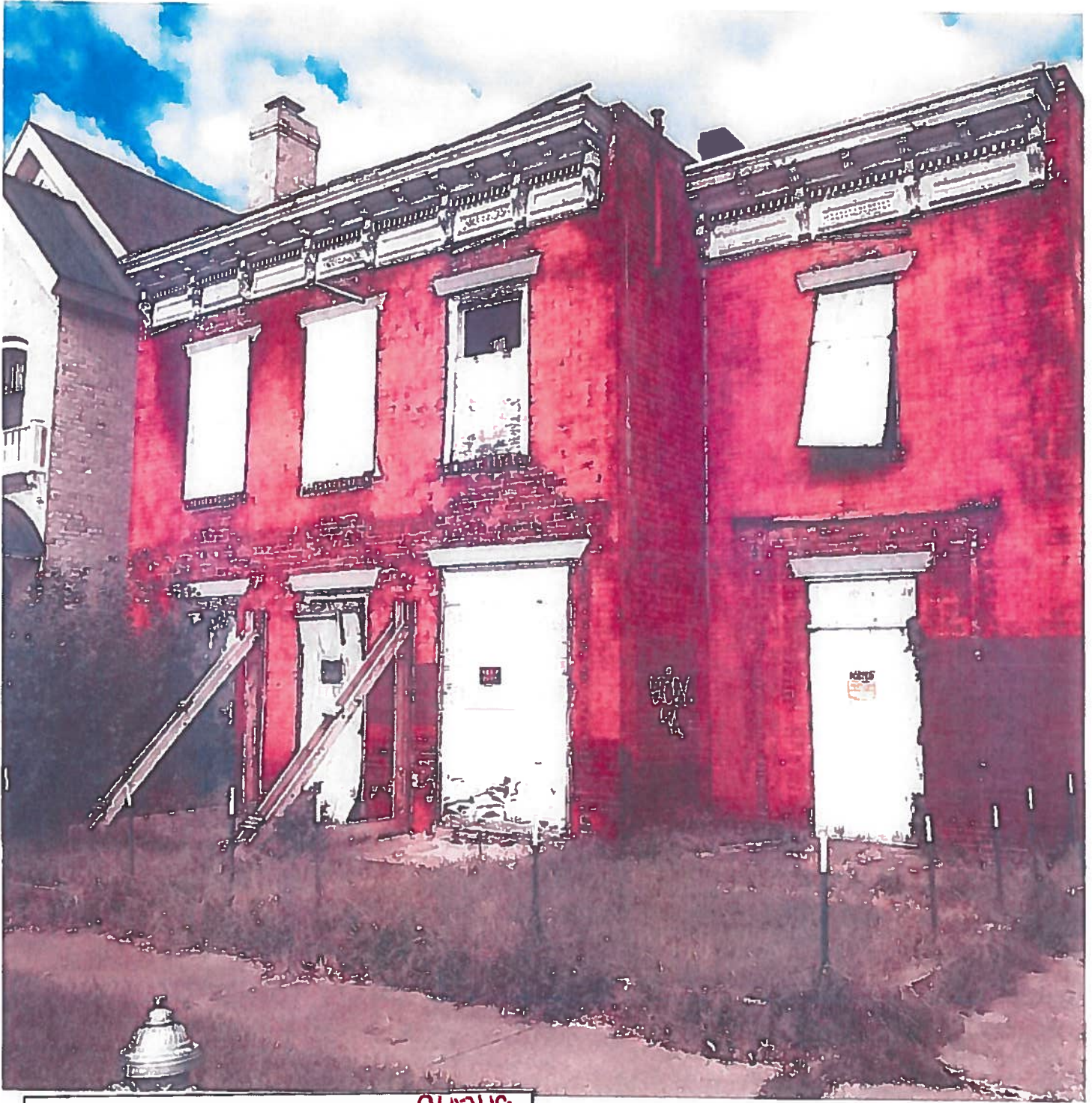
Attachment: Specifications of Blight at 1201 Street  
Photos of 1201 Porter Street

## **Specifications of Spot Blight at 1201 Porter Street, Richmond VA – S0000087011**

This property in its current condition is a continuing threat to public health, safety and welfare. The current conditions of the building do not meet the Commonwealth of Virginia, Part III of the Virginia Uniform Statewide Building Code, The Virginia Maintenance Code (2015) edition as amended and adopted by the City of Richmond Code Section 5-1. The property exhibits neglect and decay in its present condition and is causing a significant blighting influence on the community.

Current conditions and violations include the following:

- This structure has been vacant since 1997.
- Utilities have been disconnected from the structure since 1997.
- Ownership of the property is listed at an address that indicates the owner does not live there.
- The owner has made application for building permits on several occasion but has never had the permits inspected for compliance.
- The property has been in the Derelict Building Program since 2016 and although the owner is aware of this, no effort has been made to come into compliance.
- This property has been abated by use of City Contractors on three different occasions.
- Chimney in rear has collapsed.
- Extensive roof damage allowing water to infiltrate into the structure.
- Rotten headers.
- Mortar is loose and falling out of the joints.
- Cornices are rotten and falling away from the building.
- Interior of structure has sustained long term weather exposure.
- Windows and doors are missing from the structure.
- Exterior bricks are missing from the structure.
- Structure is open to the weather, people, and animals



1201 Porter Street 9/27/19



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