



COUNTY OF ALBEMARLE
Department of Community Development
Inspections Division
401 McIntire Road
Charlottesville, Virginia 22902-4596
(434) 296 - 5832
Fax (434) 972 - 4126

June 17, 2016

Sherwin H. Terry, Jr.
Elizabeth M. Terry
185 Terrell Road East
Charlottesville, VA 22901

CERTIFIED LETTER 7009 2250 0000 1339 0485

Re: Vacant Residential Building at 2514 Smithfield Road
 Parcel ID 060D0-00-0F-00700

Dear Mr. & Mrs. Terry:

Pursuant to *Virginia Code* § 36-49.1:1, this letter is to notify you of my preliminary determination, as designee of Albemarle County, that the vacant residential building at 2514 Smithfield Road is blighted in accordance with *Virginia Code* Title 36, Chapter 1.

At least two reasons support this preliminary determination.

1. An open hole in the roof allows entry of exterior elements, such as weather and animals, which are detrimental to the health, safety and welfare of any occupants or users of the house.
2. There is a large tree resting on the roof. Structurally, roofs are designed to accommodate certain wind and snow loads. The downed tree's additional weight, for which the roof was not designed, jeopardizes the integrity of the roof structure, especially as typical loads such as snow and wind are applied. A failure of the roof would also be detrimental to the occupants' or users' health, safety and welfare.

Pursuant to *Virginia Code* § 36-49.1:1 you have 30 days from the date of this notice to respond in writing with a spot blight abatement plan to address the blight within a reasonable time.

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Page 2

June 16, 2016

If you fail to respond within the 30-day period with a written spot blight abatement plan that is acceptable to the County Executive, we may request that the Board of Supervisors declare, by ordinance, that the property is blighted. If the Board of Supervisors adopts such an ordinance, the County shall have a lien on all property repaired under the County's own approved spot blight abatement plan to recover the cost of (i) improvements made by the County to bring the blighted property into compliance with applicable building codes and (ii) any disposal.

Please contact me with any questions or concerns.

Sincerely,



Jay Schlothauer
Building Official

JS/js

cc: Thomas C. Foley – County Executive
Mark B. Graham, P.E. – Director of Community Development
Keith Huckstep
file