

The City of North Little Rock

FELECIA MCHENRY
DIRECTOR



500 WEST 13TH STREET
NORTH LITTLE ROCK, ARKANSAS 72114
501-791-8581 • Fax 501-791-8584
NLRCodeEnforcement@nlr.ar.gov

CODE ENFORCEMENT DEPARTMENT

October 30th, 2023

Mayor Hartwick
City Council Members

Re: 800 N. Beech Street Building 8 (105-120)
Shorter College Garden Apartments
Lot: 1 Block: B Sub: Shorter College Renewal
City of North Little Rock, AR

Owners: SC Apartments AR LLC
Cleveland, OH

Dear Mayor Hartwick;

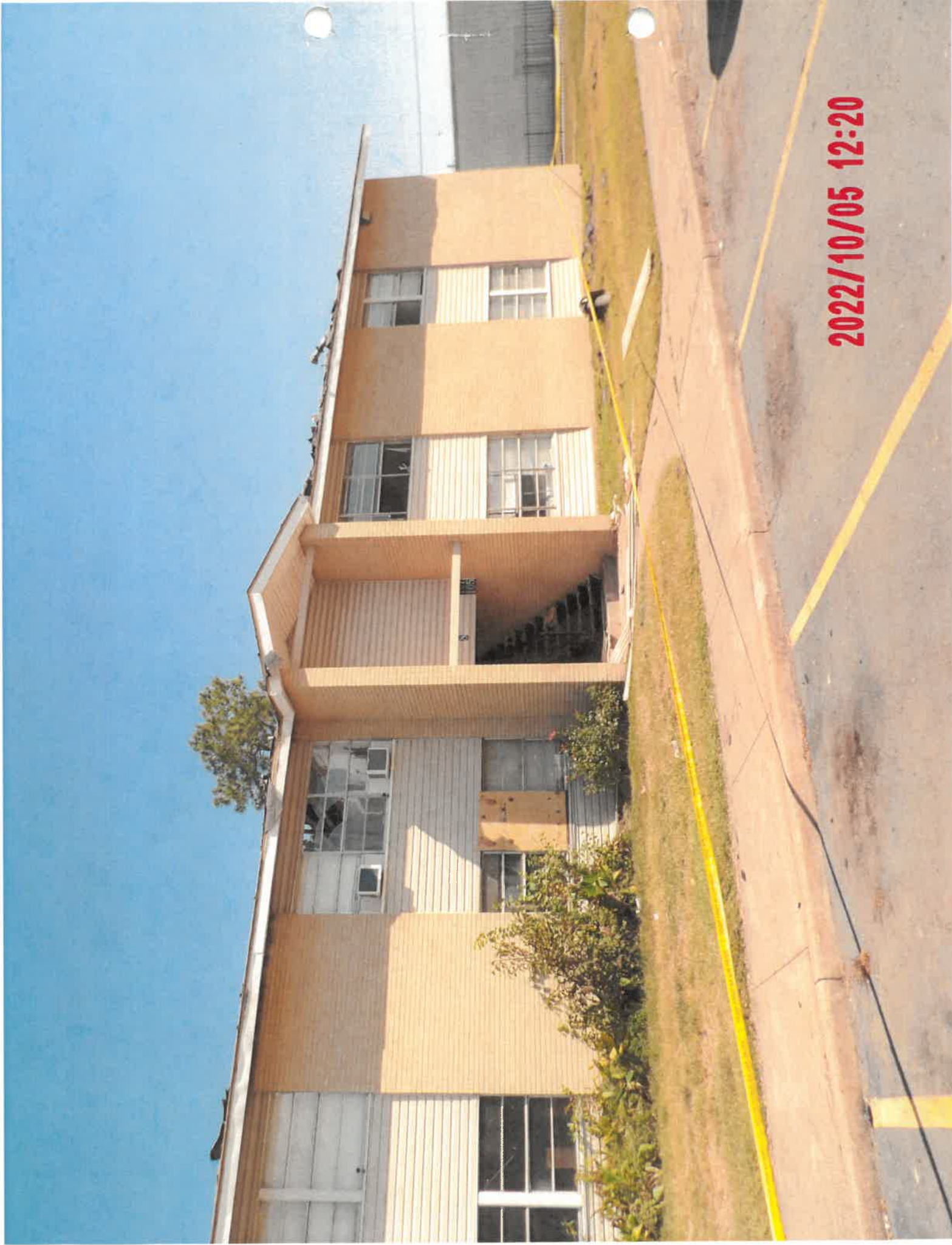
On or around October 5th, 2022, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 800 N. Beech Street Building 8 due to the structure being damaged by fire. Officer McEuen posted a “red tag” on the structure due to it being damaged to the point it was no longer fit for human habitation. North Little Rock Code Enforcement Director Felecia McHenry was in contact with the owners the lending company and the insurance company regarding a dispute of the release of funds. All parties were advised the City would move forward with the condemnation of the building.

On August 25th, 2023, Officer McEuen posted a *Notice of City Council Hearing* on the property due to it being in the same condition it was when the investigation began.

The condemnation proceedings were initiated due to the condition of the structure. Owners and/or heirs and all interested parties were given notice of City Council for the November 13th, 2023 hearing date. Notices were mailed by certified and regular mail, legal notice ran in the newspaper, and were also posted on the property..

This property constitutes a public nuisance; it is the recommendation of the North Little Rock Code Enforcement Department that this structure be considered for condemnation.

Timothy McEuen
Code Enforcement Officer



2022/10/05 12:20

City of North Little Rock
August 25th, 2023
100 DeLoach Street
North Little Rock, AR 72114
Location: 100 DeLoach Street
Lot: 1 Block: B Sub: Shorter College Renewal
Legal Description: LT 1 & 30' N & ADJ TO LT 1 00310 S 11 E 50TH
BT CLOSED PER ORD 23496 E-14-05
Parcel: 33N280000200
North Little Rock, AR 72114

NOTICE OF CITY COUNCIL HEARING

Attention to any and all owners of, occupants of, lease of, lien holders of and any other parties having any interest therein: that due to your legal notice that this structure is deemed to be a public nuisance in violation of North Little Rock Maintenance Abatement/Property Maintenance Code Articles 1 & 8 because it is an unsafe and vacant structure that is not fit for human habitation.

On August 25th, 2023, a North Little Rock City inspector posted a notice on your property documenting the observation that a structure on your property was unsafe to occupy.

You may request a Permit to Repair an Unsafe Structure or Obtain a Demolition Permit to remove the unsafe structure at any time. North Little Rock Community Planning Official issues permits. You can consult with a licensed contractor on the schedule of the return.

If this notice is not resolved, it will be presented to the North Little Rock City Council on September 12th, 2023, @ 5:00 PM, 300 Main Street, North Little Rock, AR. For information on a public nuisance and to consider postponing the above mentioned hearing, please contact the 311 (313)262-2111 office as soon as possible.

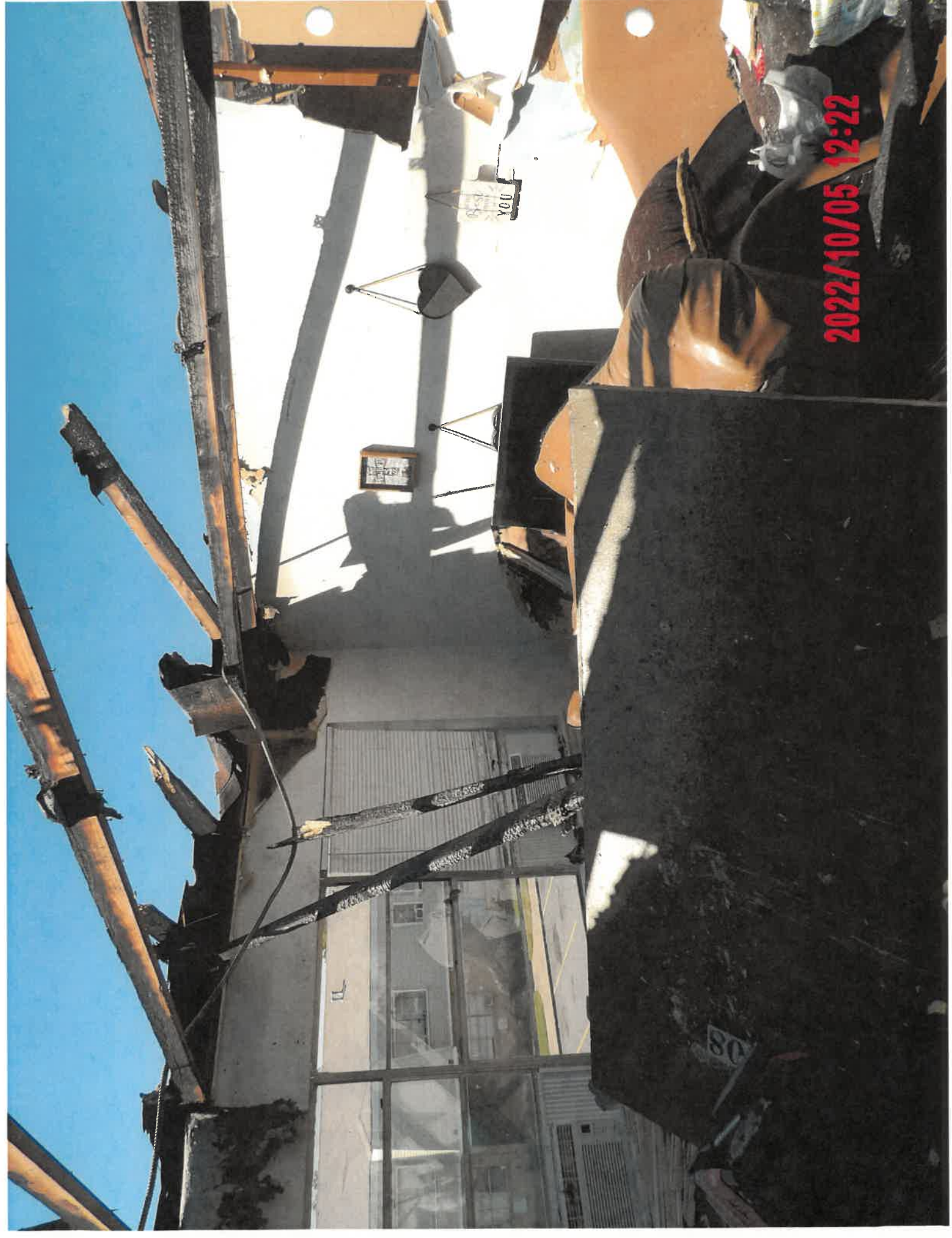
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2022/10/05 12:28

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YOU

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