

The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

December 15th, 2023

Mayor Hartwick
City Council Members

Re: 4006 Virginia Street
Lot: 64 Block: 0 Sub: Belwood Addn
City of North Little Rock, AR

Owners: Shani Baker Living Trust
North Little Rock, AR

Dear Mayor Hartwick;

On August 17th, 2023, North Little Rock Code Enforcement Officer Timothy McEuen began an investigation into 4006 Virginia Street due to the observed conditions of the structure. Officer McEuen verified the structure was vacant due to the extensive roof damage, and the doors were open/unsecured. Officer McEuen performed an interior and an exterior inspection. Officer McEuen observed major damage to the roofing, ceilings, walls, flooring, siding, soffit, and fascia. With the observed damage, this structure is unfit for human habitation. According to NLR Electric Utilities were last on June of 2019.

On August 18th, 2023, Officer McEuen posted a *Notice of City Council* hearing on the property, and mailed them out to all known owners and heirs. To date, the property is still in the same condition it was when the investigation began and there has been no response from the owner.

The condemnation proceedings were started due to the condition of the structure. Owners and/or heirs and all interested parties were given notice for the City Council hearing for January 22nd, 2024. 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



Aug 17, 2023 2:08:43 PM
Florida Little Rock





Aug 17, 2023 2:05:50 PM
North Little Rock







Aug 17, 2023 2:07:07 PM
North Little Rock