



**BUILDING CODE BOARD OF APPEALS REGULAR MEETING
AGENDA**

CITY COUNCIL CHAMBERS

December 3, 2025

11:00 AM

A. CALL TO ORDER

B. ROLL CALL

C. STAFF UPDATES

D. ACTION ITEMS

1. CONSIDERATION OF APPEAL FILED BY FRED H. VANN JR., THE OWNER OF THE PROPERTY LOCATED AT 515 HARRISON STREET DANVILLE, VIRGINIA 24540

E. ADJOURN



STAFF REPORT

DATE: December 3, 2025
TO: Building Code Board of Appeals
FROM:
RE: CONSIDERATION OF APPEAL FILED BY FRED H. VANN JR., THE OWNER OF THE PROPERTY LOCATED AT 515 HARRISON STREET DANVILLE, VIRGINIA 24540

ATTACHMENTS

1. 515 Harrison Application
2. 515 Harrison Photos
3. Letter
4. Demo Notice

City of Danville
417 Patton St Suite 208
Danville, Va 24541

11/10/25

Re 515 Harrison St # CE 25-00479

Gentlemen,

I hereby appeal the Notice of Demolition dated Oct 21, 2025 relating to the above referenced house. The Notice was received by Fred H. Vann Jr within the past week. Mr. Vann is my client and has the intention and authority with which to set up the same. He further contends that the home qualifies for demolition.

Luis H. Abreu
519 North Wedge St
Danville, Va 24541
791 4677



LOCAL Board of Building Code Appeals
City of Danville, Virginia

APPLICATION FOR APPEAL

Pursuant to Section 119 of the Virginia Uniform Statewide Building Code, or Section F-112.0 of the Virginia Fire Prevention Code, or Section 9-3 of the Code of the City of Danville, Virginia, 1986, as amended, a request for an appeal is hereby made this

10 day of November, 20 to the Board of Building Code Appeals, relative to the following:

Appellant – (Applicant)

v.

Appellate

(Building Official, Building Maintenance Official or Fire Official)

Name Fred H Vann Jr.
Address 1716 Alaska Dr.
Richmond, Va

Firm/Company Self
Phone C/O Russ C. Gibson attorney
636 North Ridge St
Danville, Va 24541
434 791 4677

If building is owned by other than Appellant, show owner's name and

address: Name Co-owners Patricia Mochler Alfred Vann
1908 Sandwater Dr 2300 STAFF ST
Virginia Beach 23454
Address Sinclair Ave 61485
14357 Sinclair Ave
Jellico 21751 MD 20906
North Chesapeake 23113

**Please include \$206.00 with this application, with checks made payable to the City of Danville.

CODE BEING
APPEALED:

VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
VIRGINIA STATEWIDE FIRE PREVENTION CODE (SFPC)
SECTION 9-3, CODE OF THE CITY OF DANVILLE, VIRGINIA

BASIS FOR APPEAL:

- The Building/Building Maintenance Official/Fire Official has denied the granting of a modification which complies with the intent of the applicable code.
- The true intent of the applicable code has been incorrectly interpreted.
- The provisions of the applicable code do not fully apply in this situation.
- The proposal to use an equivalent form of construction or compliance has been denied.
- The decision of the code official regarding an order to abate an unsafe or dangerous structure is being challenged.

BACKGROUND INFORMATION:

Location of building for which this appeal is filed: 515 Newton St
Dorville, Va 44541

Current or proposed use of building or structure: residential

Specific action or decision you are requesting of the Board: challenging Notice Of Demolition

Justification for this request: house does not qualify for demolition. The house will be repaired

(ATTACH SEPARATE SHEET IF ADDITIONAL SPACE IS NEEDED)

Please complete the following estimate of the cost of repairs:

Type of work:	Amount
Demolition/ removal of damaged materials.	\$
Footing/ foundation/ chimney repair or installation.	\$
Structural floor, wall or roof framing repair or installation.	\$
Exterior roofing / flashing repair or installation.	\$
Exterior stair / porch / deck repair or installation.	\$
Exterior siding / trim repair or installation.	\$
Exterior door / window repair or installation.	\$
Interior wall / ceiling / flooring repair or installation.	\$
Interior trim / millwork / cabinet repair or installation.	\$
Plumbing fixture / appliance / piping repair or installation.	\$
Electrical fixture / device / wiring repair or installation.	\$
Heating & cooling system repair or installation.	\$
Hardware repair or installation.	\$
Insulation.	\$
Painting.	\$
Miscellaneous items or other.	\$
Total cost of work:	\$ TBD

To Be Determined client HAS CONTACTED A CONTRACTOR

Please answer the following questions:

What portion of this work, if any, do you intend on performing yourself? none at this point

Have you received any cost estimates from contractors to perform any of the above work, and if so, please attach copies of written estimates? NOT YET

What is the time frame that you propose to start this work, and to have this work fully completed? AS SOON AS REASONABLY POSSIBLE

Do you intend on borrowing money to finance any portion of this work? ---

If so, have you contacted any lending agents to determine your monthly payments? ---

515 HARRISON ST
Address of Property
Denville, Va

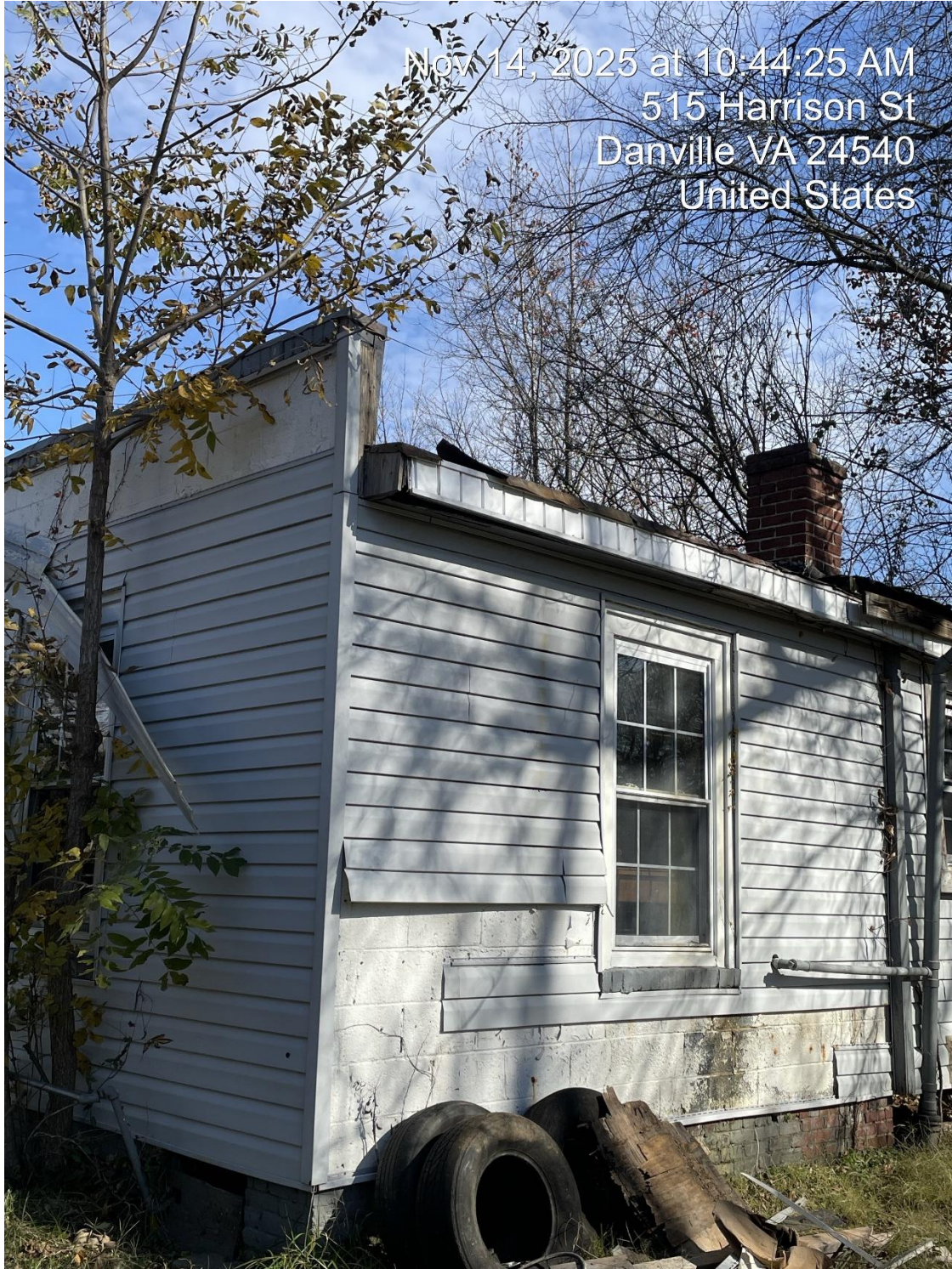
Fred H Dana Jr
Name

[Signature]
Signature

BY Luis A. Herrera, Attorney

Date

Nov 14, 2025 at 10:44:25 AM
515 Harrison St
Danville VA 24540
United States



Nov 14, 2025 at 10:44:19 AM
515 Harrison St
Danville VA 24540
United States



Nov 14, 2025 at 10:44:20 AM
515 Harrison St
Danville VA 24540
United States





Nov 14, 2025 at 10:44:34 AM
515 Harrison St
Danville VA 24540
United States

Nov 14, 2025 at 10:46:32 AM
515 Harrison St
Danyille VA 24540
United States



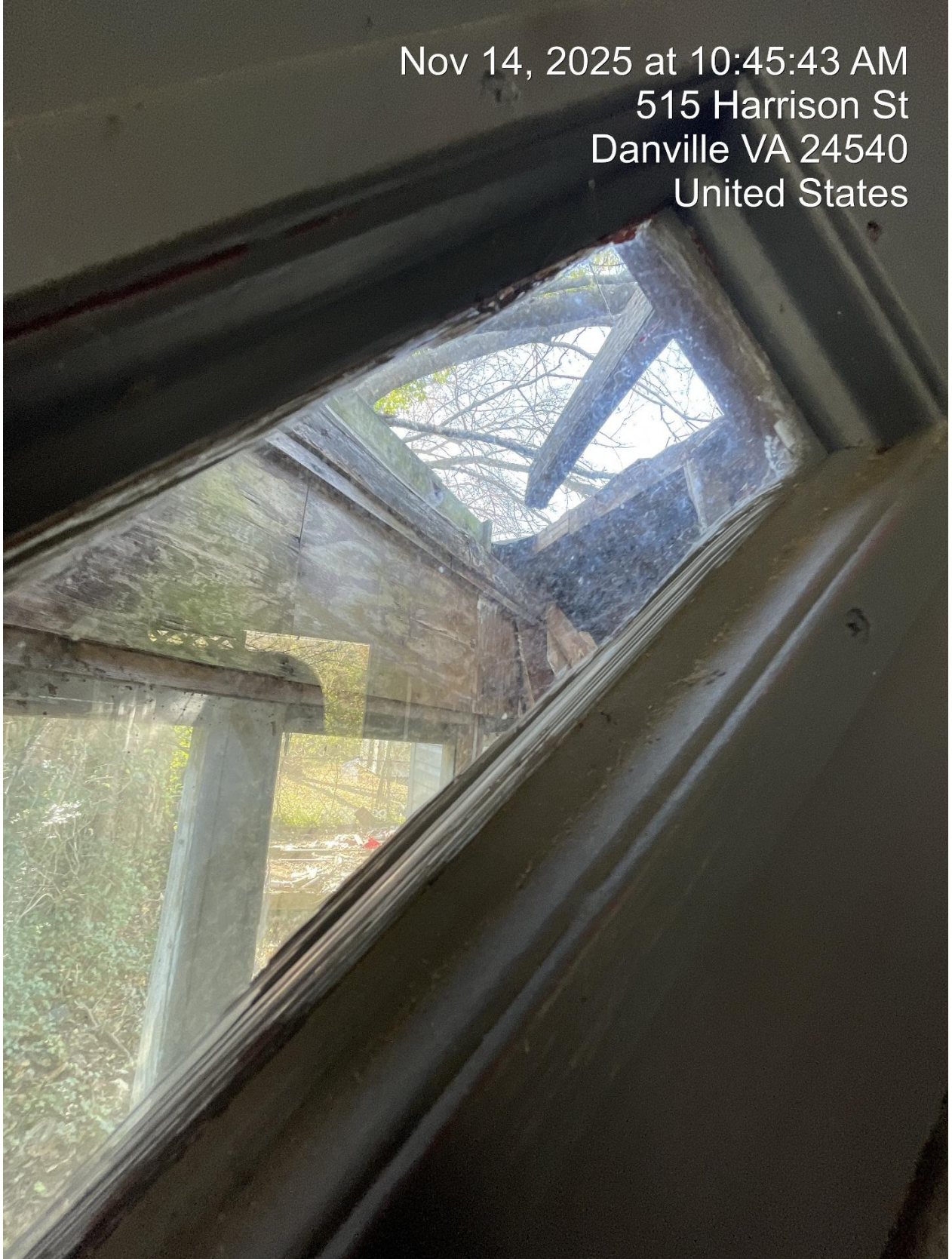
Nov 14, 2025 at 10:44:24 AM
515 Harrison St
Danville VA 24540
United States



Nov 14, 2025 at 10:45:45 AM
515 Harrison St
Danville VA 24540
United States



Nov 14, 2025 at 10:45:43 AM
515 Harrison St
Danville VA 24540
United States



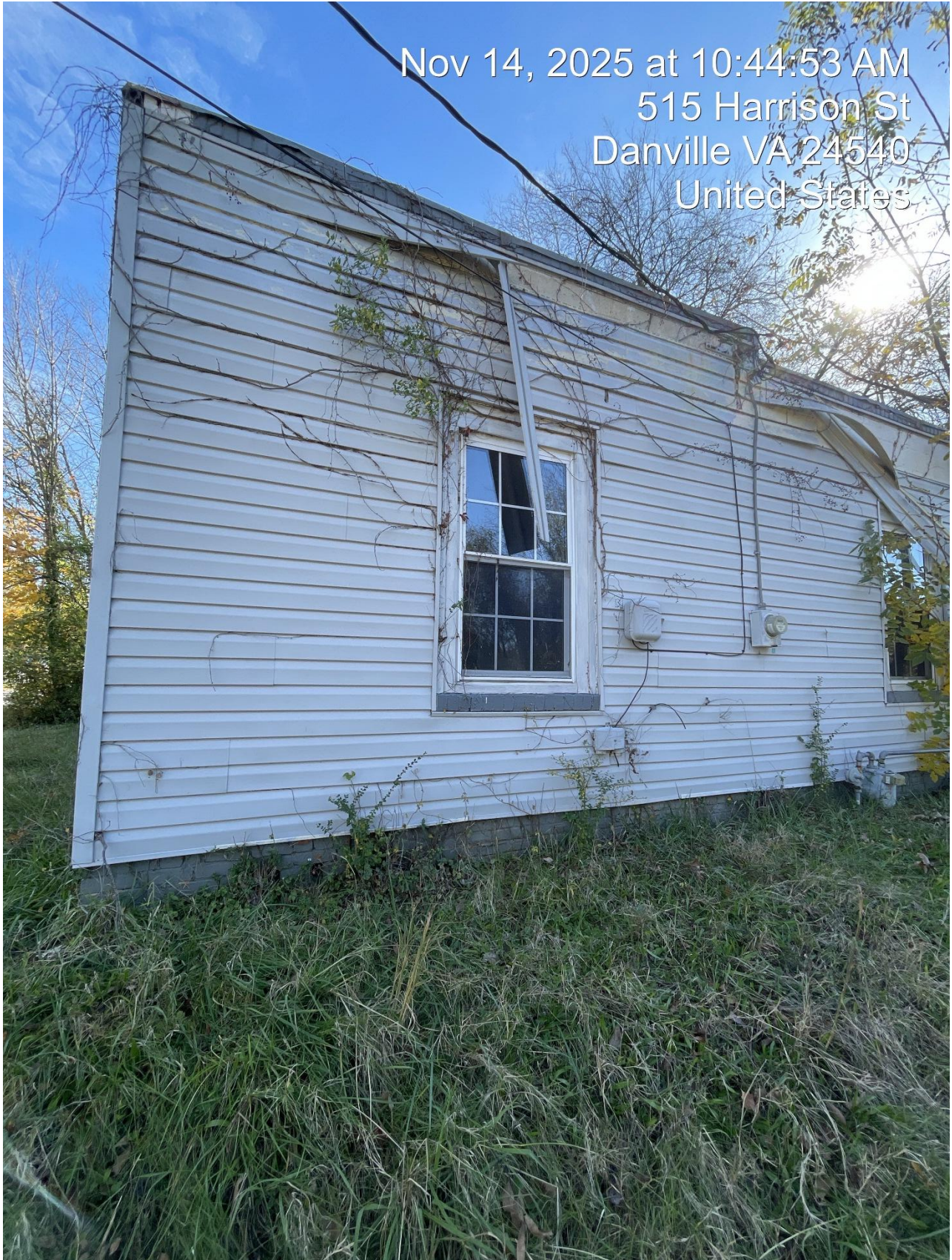
Nov 14, 2025 at 10:45:42 AM
515 Harrison St
Danville VA 24540
United States



Nov 14, 2025 at 10:45:33 AM
515 Harrison St
Danville VA 24540
United States



Nov 14, 2025 at 10:44:53 AM
515 Harrison St
Danville VA 24540
United States



Nov 14, 2025 at 10:45:16 AM
515 Harrison St
Danville VA 24540
United States









Sep 24, 2025 at 11:14:24 AM
501-519 Harrison St
Danville County







Nov 14, 2025 at 10:44:24 AM
515 Harrison St
Danville VA 24540
United States





CITY OF DANVILLE

Community Development Division of Inspections

September 24, 2025

TO: Francisco Medrano

RE: Title Search for 515 Harrison St. (#04346)

Francisco,

Listed below are the listed owners and lienholders of record of the property located at 515 Harrison St.

1. The record owners are as follows:

- Eulaulah Vann Hathaway of 1008 Sandoval Dr., Virginia Beach, VA 23454.
- Fred H. Vann, Jr. of 1716 Alaska Dr., Richmond, VA 23224.
- Alfred A. Vann, Sr. of 2300 Stuts Ln., North Chesterfield, VA 23236.
- Earnest E. Glass II of 718 Banks St., Graham, NC 27253.
- Jacquelin A. Glass of 14357 Georgia Ave., #204, Silver Spring, MD 20906.

Kindest Regards,

A handwritten signature in blue ink, appearing to read "C. Ryan Dodson".

C. Ryan Dodson
Assistant City Attorney

COURT ADDRESS:
 P. O. BOX 3300
 DANVILLE, VA 24543
 PHONE # :434-799-5168



OFFICIAL RECEIPT
 DANVILLE CIRCUIT COURT
 DEED RECEIPT

DATE : 10/29/2025 TIME : 10:12:37 CASE # : 590CLR250003826
 RECEIPT # : 2500009471 TRANSACTION # : 25102900007
 CASHIER : RDW REGISTER # : E873 FILING TYPE : OTHER PAYMENT : FULL PAYMENT
 INSTRUMENT : 250003826 BOOK : RECORDED : 10/29/2025 AT : 10:11
 GRANTOR : DANVILLE VIRGINIA, CITY OF EX : N LOC : CI
 GRANTEE : VANN, FRED H, JR EX : N PCT : 100%

RECEIVED OF : CITY OF DANVILLE
 ADDRESS :
 DATE OF DEED : 10/29/2025 CHECK NUMBER : 9816
 CHECK : \$21.00 DESCRIPTION 1 : RE: DEMOLITION; PRTY HARRISON ST
 NAMES : 0 PAGES : 001 OP : 0

CONSIDERATION : \$0.00 AVAL : \$0.00 PIN OR MAP : 04346

ACCOUNT CODE	DESCRIPTION	PAID	ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$3.00	145	VSLF	\$3.50
106	TECHNOLOGY TRST FND	\$0.00	301	CLERK RECORDING/INDEXING FEE	\$14.50

TENDERED : \$ 21.00
 AMOUNT PAID : \$ 21.00

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 10/29/2025

Instrument Type: OTHER

Number of Parcels: 1 Number of Pages: 1

City County DANVILLE COURT
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

Grantor:

Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: CITY OF DANVILLE

Grantor:

1 Grantee: VANN, FRED H JR

2 Grantee: HATHAWAY, EULAULAH VANN

Grantee Address

Name: FRED H VANN JR

Address:

City: State: VA Zip Code:

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: City County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 04346/ 2705-017-000009.000

Short Property Description:

Current Property Address:

City: DANVILLE State: VA Zip Code: 24541

Instrument Prepared By: CITY ATTORNEYS OFFICE Recording Paid By: CITY OF DANVILLE

Recording Returned To: CITY OF DANVILLE INSPECTIONS

Address: 427 PATTON ST

City: DANVILLE State: VA Zip Code: 24541



PG0005 OCT 29 13

25-3826

INSTRUMENT NO.
CITY OF DANVILLE, VA

PIN# 04346
Inspections Division
P.O. Box 3300
Danville, VA 24543

NOTICE OF DEMOLITION OF STRUCTURE

KNOW ALL MEN BY THESE PRESENTS, that the Maintenance Code Official for the City of Danville, Virginia has given notice to VANN FRED H JR & MACKLIN PATRICIA VANN HEIRS & HATHAWAY EULAULAH who is the owner of a certain structure located within the Danville City limits 515 HARRISON ST Tax Map # 04346, that the structure is unsafe and must be demolished and brought into compliance with the standards of the Virginia Uniform Statewide Building Code on or before DECEMBER 9, 2025. If the structure is not fully demolished by the owner by the aforesaid date, the structure will be demolished by the City of Danville in accordance with the provisions of the Virginia Uniform Statewide Building Code and the provisions of the Danville City Code and a lien will be placed on the above-described property for the amount of the demolition costs.

This Notice of Demolition will serve as notice to all prospective purchasers, assigns and successors in interest to the above-described property that if the structure located on the aforesaid property is not fully demolished to the standards of the Virginia Uniform Statewide Building Code by the aforesaid date, the structure will be demolished by the City of Danville in accordance with the Notice of the Maintenance Code Official. The transfer of title or the sale of the above-described property to a new owner will not affect the deadline set forth in this Notice of Demolition of structure. The deadline set by the Maintenance Code Official for the demolition of the structure will remain in full force and effect unless modified by future action of the Maintenance Code Official.

Dated this 27th day of October, 2025.

CITY OF DANVILLE, VIRGINIA

By Seth R. Hawker

Maintenance Code Official

Commonwealth of Virginia

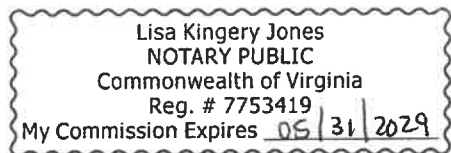
City of Danville, to-wit:

Acknowledged before me this 27th day of October, 2025.

By Seth R. Hawker, Maintenance Code Official for the City of Danville, VA.

Lisa Kingery Jones

Notary Public





City of Danville, Inspections Division

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

NOTICE OF DEMOLITION

October 21, 2025

Vann Fred H Jr & Macklin Patricia
Vann Heirs & Hathaway Eulaulah
1008 SANDOVAL DR
VIRGINIA BEACH VA 23454

FRED H VANN JR
1716 ALASKA DR.
RICHMOND VA 23224

ALFRED A VANN SR
2300 STUTS LN
NORTH CHESTERFIELD VA 23236

EARNEST E GLASS II
718 BANKS ST
GRAHAM NC 27253

JACQUELIN A GLASS
14357 GEORGIA AVE #204
SILVER SPRING MD 20906

RE: 515 HARRISON ST
Parcel ID:04346
Application Number: CE25-00479

Dear Property Owner(s) and/or Occupant,

The City of Danville's Inspections Division has inspected the building on the above referenced property and found it to be in violation of the provisions of the most current edition of the Virginia Uniform Statewide Building Code (USBC), as adopted by the Commonwealth of Virginia, Department of Housing & Community Development for the maintenance of existing structures. Further, it has also been determined by the Building Maintenance Official that this building is unsafe, unfit for human occupancy or unlawful pursuant to Section 106 of the Virginia Maintenance Code, Part III of the USBC, and is hereby deemed a dangerous structure as defined in Section 9-3 of the Code of the City of Danville, VA, 1986, as amended.

You are hereby notified that this building has been deemed an UNSAFE STRUCTURE, and the Building Maintenance Official prohibits any use or occupancy. The specific violations of the Virginia Maintenance Code that cause the building to be declared unsafe, unfit for human occupancy or unlawful and a dangerous structure are as follows:

304.10. Stairways, decks, porches and balconies: Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

302.7. Accessory structure: Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.

106.1. General: This section shall apply to existing structures which are classified as unsafe or unfit for human occupancy. All conditions causing such structures to be classified as unsafe or unfit for human occupancy shall be remedied or as an alternative to correcting such conditions, the structure may be vacated and secured against public entry or razed and removed. Vacant and secured structures shall still be subject to other applicable requirements of this code. Notwithstanding the above, when the code official determines that an unsafe structure or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed, then the code official shall be permitted to order the demolition of such structures in accordance with applicable requirements of this code.

304.16. Basement hatchways: Every basement hatchway shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.

304.7. Roofs and drainage: The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall be discharged in a manner to protect the foundation or slab of buildings and structures from the accumulation of roof drainage.

304.1. Exterior structure: The exterior of a structure shall be maintained in good repair and structurally sound.

304.5. Foundation walls: Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6. Exterior walls: Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

301.3. Open/Vacant structures: Vacant structures shall be maintained in a clean, safe, secure, and sanitary condition as provided for in this code.

106. Unsafe structures: VMC Section 106 Unsafe and/or unfit for habitation.

ORDER

The Building Maintenance Official has determined that in order to abate the unsafe or dangerous conditions on this property, this building must be demolished and removed. You are hereby ordered to complete the demolition and removal of this building within 30 days of receipt of this notice.

Failure to comply with this order to abate the unsafe and dangerous conditions will result in the City of Danville taking action to abate such conditions in accordance with the provisions of Virginia Code Section 15.2-906 and/or the [Virginia Maintenance Code](#), as the Building Maintenance Official deems appropriate. This may result in legal action against you, which would subject you to a fine of up to \$2,500.00, or the City may take the necessary action, up to and including the taking down and removal of the building, and charge the costs or expense thereof to you. Any charges assessed, which are unpaid, would constitute a lien in that amount against the property.

In the event that the City proceeds with demolition, any personal property remaining in the building at the time of demolition will be considered abandoned and will be disposed of in the course of demolition. No action will be taken to dispose of your personal property for a minimum of 45 days after the date of this Notice. **Contact the Inspections Division to inquire about retrieving your personal property in a safe and appropriate manner. Any attempt to access an unsafe or dangerous structure without authorization from the Building Maintenance Official is prohibited.**

Right of Appeal

You have the right to appeal this decision of the Building Maintenance Official to the local Board of Building Code Appeals as provided for in Section 107.0 of the Virginia Maintenance Code, and in Section 9-3 of the Code of the City of Danville, Virginia, 1986, as amended. A written request for such an appeal shall be made on forms provided by the Building Maintenance Official, and filed with this office within 14 calendar days from receipt of this notice. At the time of filing, a fee of Two Hundred Six dollars (\$206.00) shall accompany the appeal request. Applications for appeal may be obtained in the Inspections Office located in Room 208 of the Municipal Building at 427 Patton Street, Monday through Friday, 8:00 AM until 5:00 PM.

Compliance with this order may require a building permit from this office. Failure to obtain the proper permit(s) as required by the USBC shall constitute a separate violation. **Should you have any questions, or when all work ordered in this Notice has been completed, please contact me at (434) 799 5260.** Thank you for your cooperation in promptly eliminating these violations.

Sincerely,



Francisco Medrano, PMI
Property Maintenance Inspector
medraf@danvilleva.gov
(434) 799-5260 ext. 2488



Seth R. Hawker, PMO
Property Maintenance Supervisor
hawkesr@danvilleva.gov
434-799-5260 EXT2493