



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

CITY COUNCIL CHAMBERS

March 6, 2026

12:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. ACTION ITEMS

1. CONSIDERATION OF APPEAL FILED BY TRUDY J. BLACKWELL, THE OWNER OF THE PROPERTY LOCATED AT 125 E THOMAS STREET DANVILLE, VIRGINIA 24540
2. CONSIDERATION OF APPEAL FILED BY CARLOS MCCOY, THE OWNER OF THE PROPERTY LOCATED AT 209 CAMPBELL STREET DANVILLE, VIRGINIA 24540

D. ADJOURN



City of Danville, Inspections Division

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

NOTICE OF DEMOLITION

January 27, 2026

Blackwell Trudy J
10122 NC HIGHWAY 150
REIDSVILLE NC 27320

RE: 125 E THOMAS ST
Parcel ID: 00723
Application Number: CE26-00042

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:

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

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.

304.7. 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.

304.5. 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.

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

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.

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.

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

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

THIS STRUCTURE HAS BEEN DECLARED BY THE CODE OFFICIAL TO BE UNSAFE, UNFIT FOR HUMAN OCCUPANCY OR UNLAWFUL PURSUANT TO THE PROVISIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, AND IS HEREBY AN

UNSAFE STRUCTURE

ANY USE OR OCCUPANCY OF THIS STRUCTURE IS UNLAWFUL, AND PROHIBITED BY THE CODE OFFICIAL. ANY PERSON USING OR OCCUPYING THIS STRUCTURE, OR REMOVING THIS PLACARD, WILL BE PROSECUTED AND SUBJECT TO THE PENALTIES AS PRESCRIBED IN §36-106 OF THE CODE OF VIRGINIA AND SECTION 9-88 OF THE DANVILLE MUNICIPAL CODE. DO NOT REMOVE.

125 E THOMAS
ADDRESS

00723
PARCEL ID

January 27, 2026
DATE

CODE OFFICIAL

COMMENTS: Demolish building within 30 days of the notice!

FOR ANY QUESTIONS CONCERNING THIS UNSAFE STRUCTURE, CONTACT THE CITY OF DANVILLE INSPECTIONS DIVISION AT 799-5260

NO TRESPASSING



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 _

6 day of Feb., 2026 to the Board of Building Code Appeals, relative to the following:

Appellant – (Applicant)

v.

Appellate

(Building Official, Building Maintenance Official or Fire Official)

Name Trudy J. Blackwell

Address 10122 Nc Hwy 150
Reidsville, Nc 27320

Firm/Company _____

Phone 336-552-9928

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

_____ Address

**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: 125 E Thomas St
Danville, Va.

Current or proposed use of building or structure: Vacant to
Remodel

Specific action or decision you are requesting of the Board: _____
To Stop Demolition, I am new
owner and did not know that this
structure was deemed unsafe before

Justification for this request: I was unaware of
this structure deem unsafe by the
city before purchase.

Edy P. Blakely

(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.	\$
<i>I have not gotten a bid for Renovation on this property,</i>	
Total cost of work:	\$

Please answer the following questions:

What portion of this work, if any, do you intend on performing yourself? _____

Have you received any cost estimates from contractors to perform any of the above work, and if so, please attach copies of written estimates? NO

What is the time frame that you propose to start this work, and to have this work fully completed? _____

Do you intend on borrowing money to finance any portion of this work? I don't know

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

125 E Thomas St

Address of Property
Danville, Va

2-6-2026
Date

Trudy J. Blackwell

Name

[Signature]
Signature

Feb 26, 2024 at 10:24:32 AM
124 E Thomas St
Danville VA 24540
United States



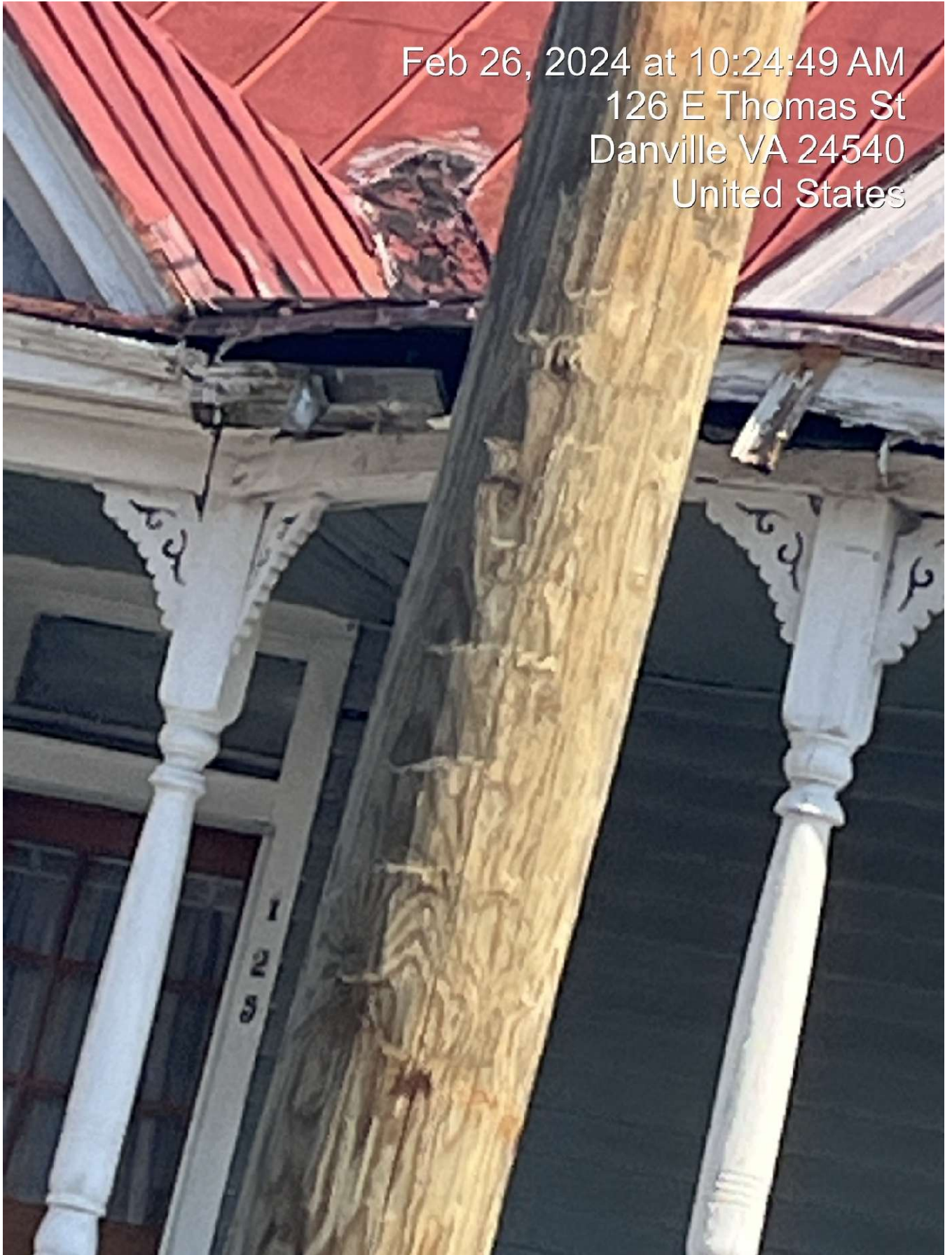


Feb 26, 2024 at 10:24:28 AM
124 E Thomas St
Danville VA 241540
United States

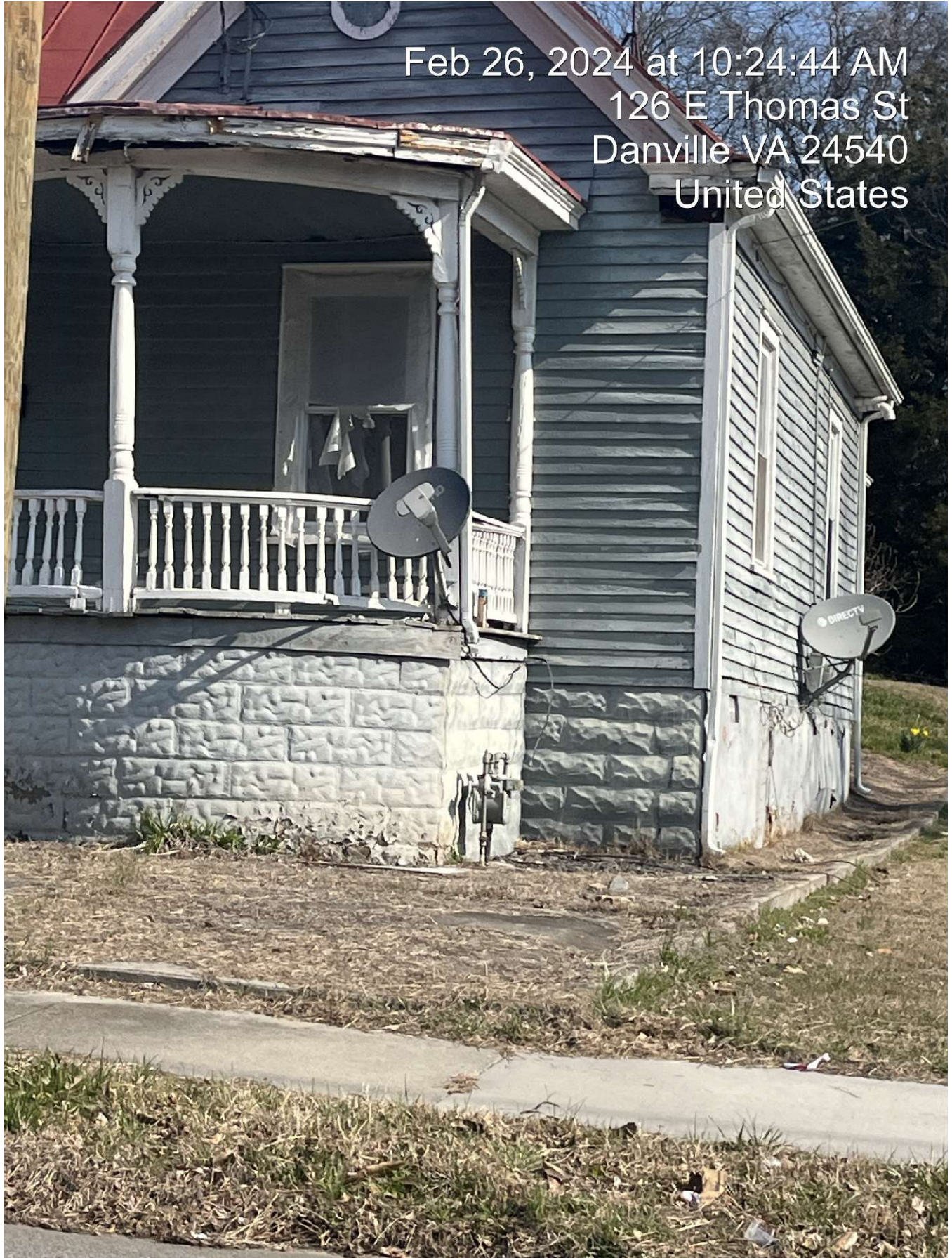
Feb 26, 2024 at 10:24:34 AM
124 E Thomas St
Danville VA 24540
United States



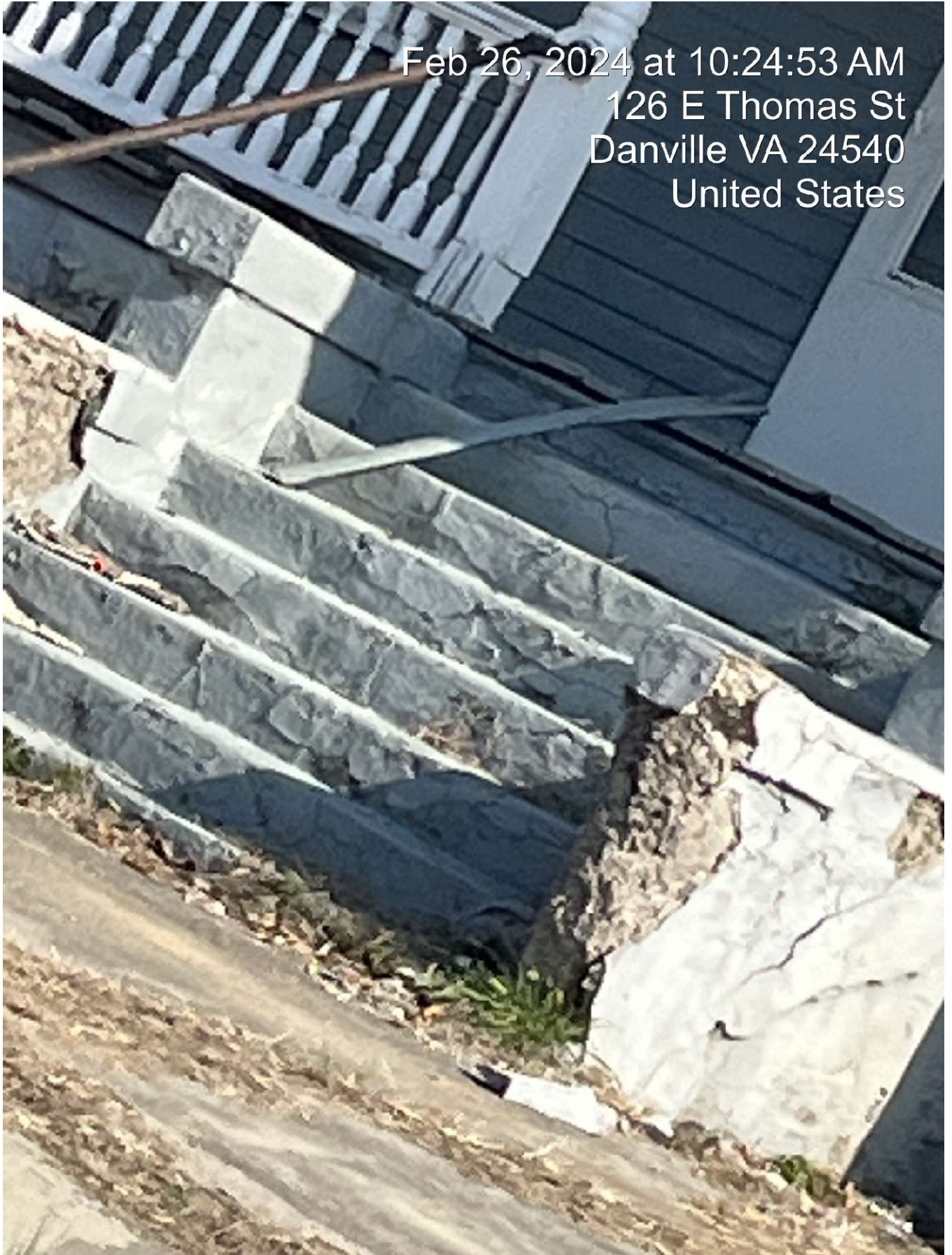
Feb 26, 2024 at 10:24:49 AM
126 E Thomas St
Danville VA 24540
United States

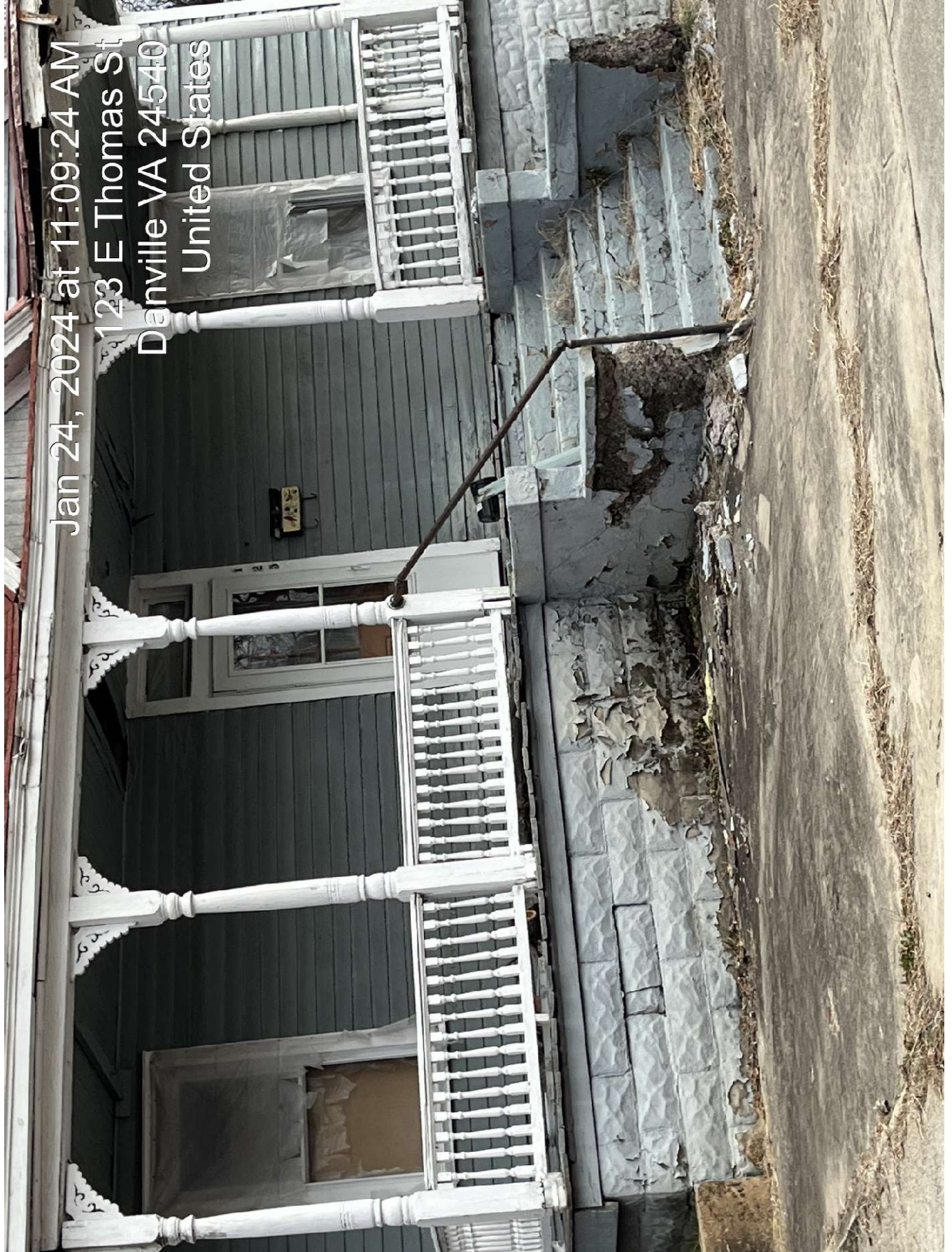


Feb 26, 2024 at 10:24:44 AM
126 E Thomas St
Danville VA 24540
United States



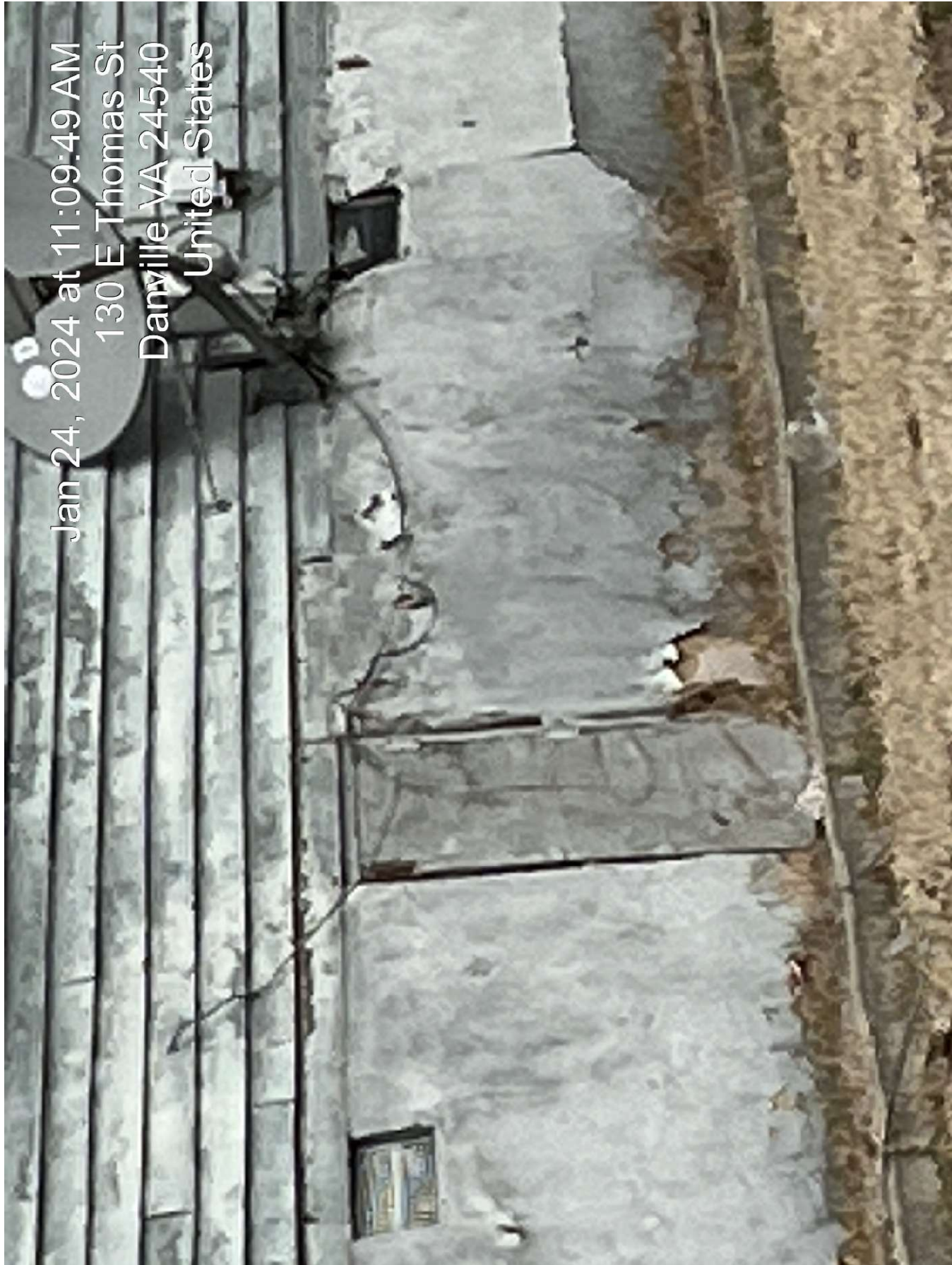
Feb 26, 2024 at 10:24:53 AM
126 E Thomas St
Danville VA 24540
United States





Jan 24, 2024 at 11:09:24 AM
123 E Thomas St
Danville VA 24540
United States

Jan 24, 2024 at 11:09:49 AM
130 E Thomas St
Danville VA 24540
United States



Jan 24, 2024 at 11:09:53 AM
130 E Thomas St
Danville VA 24540
United States



Jan 24, 2024 at 11:09:57 AM
130 E Thomas St
Danville VA 24540
United States





Jan 24, 2024 at 11:09:32 AM
125 E Thomas St
Danville VA 24540
United States



Jan 24, 2024 at 11:09:32 AM
125 E Thomas St
Danville VA 24540
United States



Jan 24, 2024 at 11:09:26 AM
123 E Thomas St
Danville VA 24540
United States



Jan 24, 2024 at 11:09:33 AM
125 E Thomas St
Danville VA 24540
United States

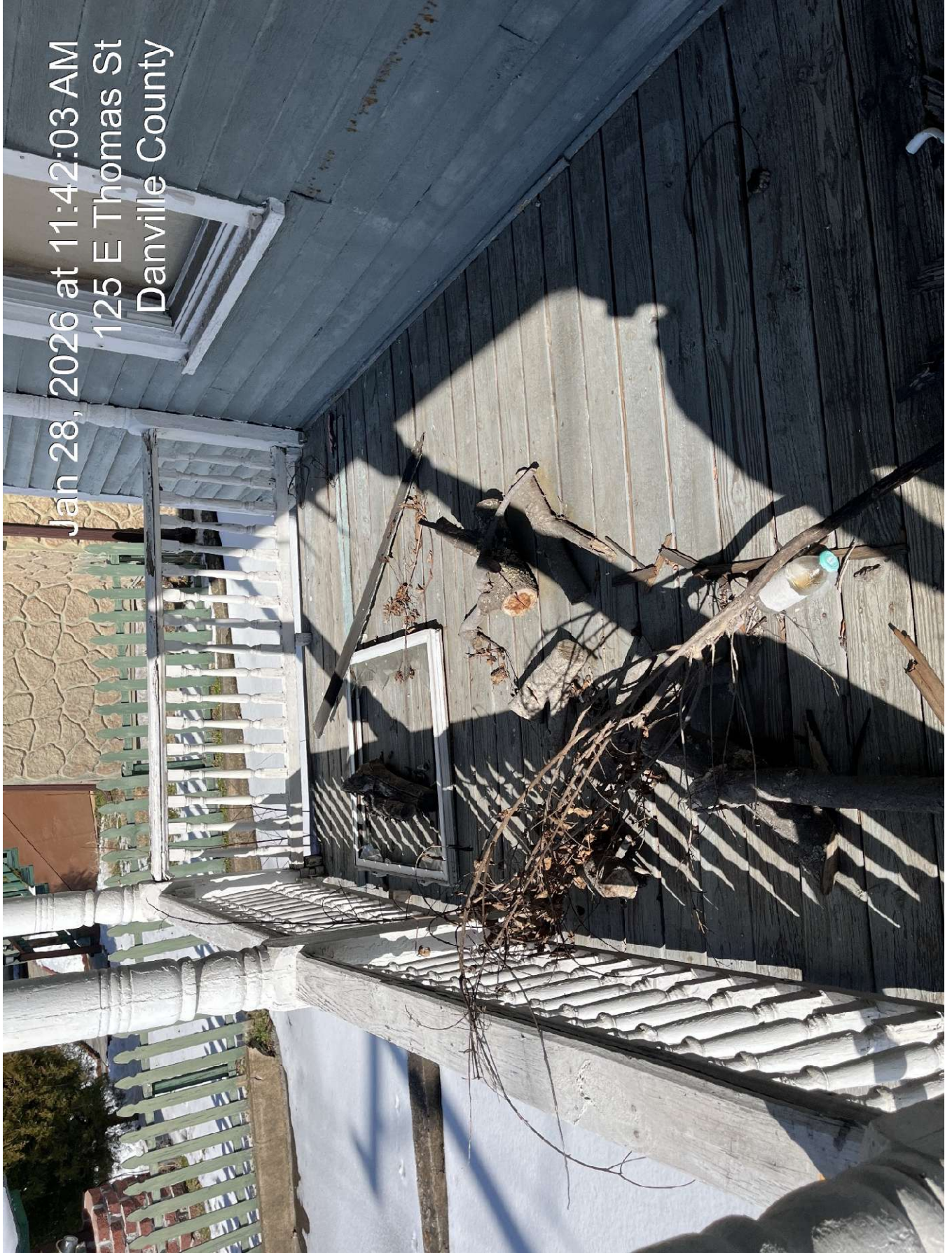


Jan 24, 2024 at 11:09:45 AM
130 E Thomas St
Danville VA 24540
United States



Jan 28, 2026 at 11:42:00 AM
125 E Thomas St
Danville County

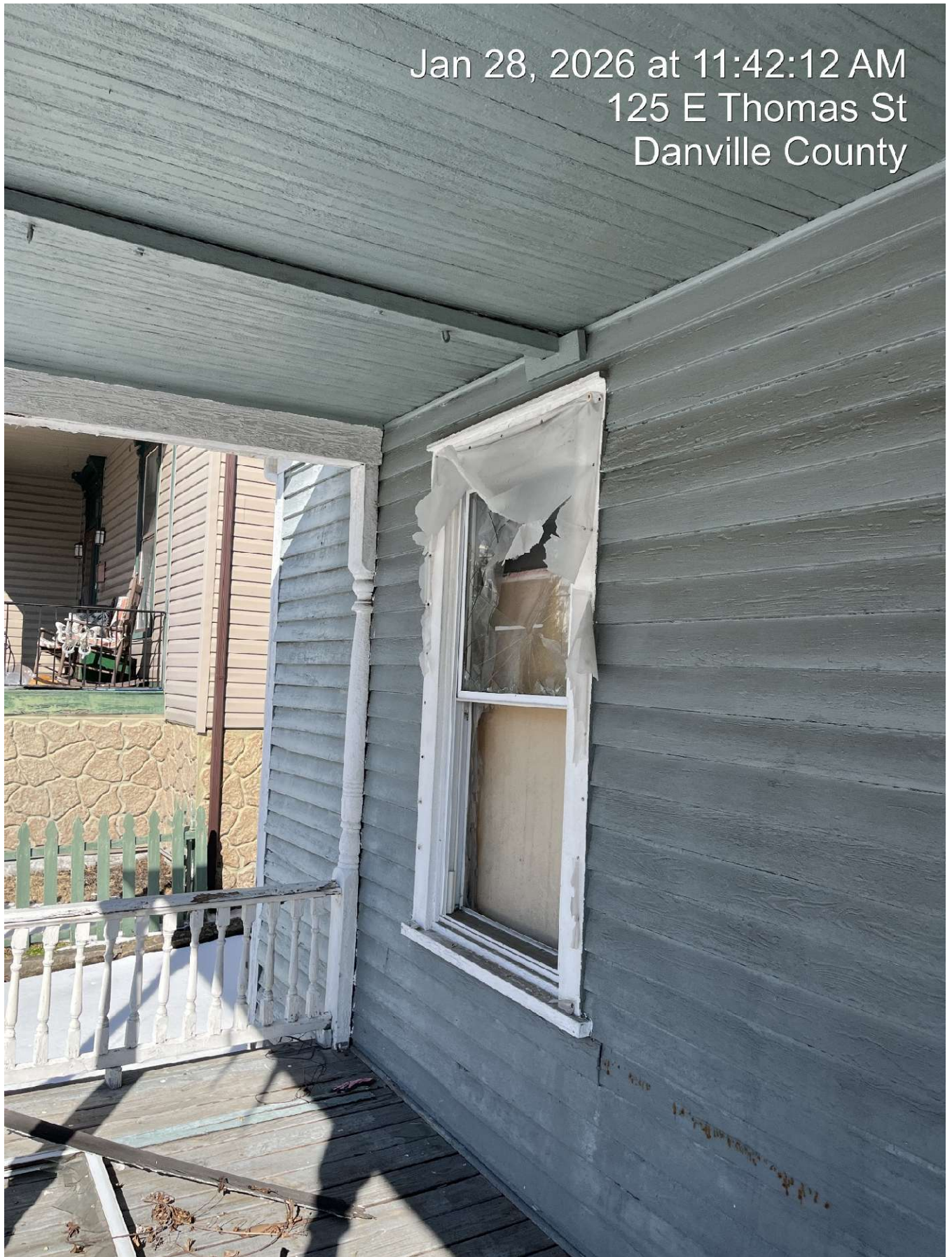
Jan 28, 2026 at 11:42:03 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:42:06 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:42:12 AM
125 E Thomas St
Danville County





Jan 28, 2026 at 11:44:11 AM
125 E Thomas St
Danville County

Jan 28, 2026 at 11:42:13 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:43:39 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:44:01 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:43:43 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:43:09 AM

125 E Thomas St
Danville County

ANY USE OR OCCUPANCY OF THIS STRUCTURE IS UNLAWFUL, AND PROHIBITED BY THE CODE OFFICIAL. ANY PERSON USING OR OCCUPYING THIS STRUCTURE, OR REMOVING THIS PLACARD, WILL BE PROSECUTED AND SUBJECT TO THE PENALTIES AS PRESCRIBED IN §36-106 OF THE CODE OF VIRGINIA AND SECTION 9-88 OF THE DANVILLE MUNICIPAL CODE. DO NOT REMOVE

125 E THOMAS ADDRESS 00723 PARCEL ID
January 27, 2026 DATE CODE OFFICIAL

COMMENTS: Demolish building within 30 days of the notice!

FOR ANY QUESTIONS CONCERNING THIS UNSAFE STRUCTURE, CONTACT THE CITY OF DANVILLE INSPECTIONS DIVISION AT 703-5200

NO TRESPASSING



City of Danville, Inspections Division
427 Patton Street, Suite 206
Danville, VA, 26443
Phone: (434) 794-2700

NOTICE OF DEMOLITION

January 27, 2026

Disclosed Title of
10726 N. HICKORY WAY 150
REDSVILLE NC 27322

RE 125 E THOMAS ST
Parcel ID: 00723
Application Number: LE28-00-02

Dear Property Owner(s) and/or Occupier:

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 Code of Virginia, Department of Planning & 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 is weak, pursuant to Section 106 of the Virginia Building Code, Title 11 of the Code of Virginia, 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 has determined that the building is unsafe, unfit for human occupancy or is weak and a dangerous structure as defined in Section 9-3 of the Code of the City of Danville, VA, 1986, as amended.

106. Unsafe structures. VMC Section 106. Unsafe structures which are classified as unsafe or unfit for human occupancy shall be repaired or as an alternative to correcting such conditions, the structure shall be demolished and removed. The Building Maintenance Official shall be notified of such structures and shall be subject to other applicable requirements of this code. The Building Maintenance Official shall be notified of such structures and shall be subject to other applicable requirements of this code.

301.5. Roofs and gutters. The roof and gutters shall be sound, tight, and not have defects that would cause damage to the structure. Roofwater shall be discharged in a manner to protect the adjacent property. The roof and gutters shall be maintained in good repair and shall be free of debris.

301.6. Foundations. Foundations shall be maintained in good repair and shall be free of debris. Foundations shall be maintained in good repair and shall be free of debris.

301.7. Clearances. Every walk shall be free from holes, beams, and loose or rotting materials, and shall be clear of any obstruction.

301.8. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony shall be maintained in good repair and shall be free of debris.

301.9. Exterior walls. The exterior of a structure shall be maintained in good repair and shall be free of debris.

301.10. Windows. Windows shall be maintained in good repair and shall be free of debris.

301.11. Doors. Doors shall be maintained in good repair and shall be free of debris.

301.12. Eaves. Eaves shall be maintained in good repair and shall be free of debris.

301.13. Siding. Siding shall be maintained in good repair and shall be free of debris.

301.14. Porches. Porches shall be maintained in good repair and shall be free of debris.

301.15. Stairways. Stairways shall be maintained in good repair and shall be free of debris.

301.16. Decks. Decks shall be maintained in good repair and shall be free of debris.

301.17. Balconies. Balconies shall be maintained in good repair and shall be free of debris.

301.18. Eaves. Eaves shall be maintained in good repair and shall be free of debris.

301.19. Siding. Siding shall be maintained in good repair and shall be free of debris.

Jan 28, 2026 at 11:42:14 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:43:26 AM
125 E Thomas St
Danville County



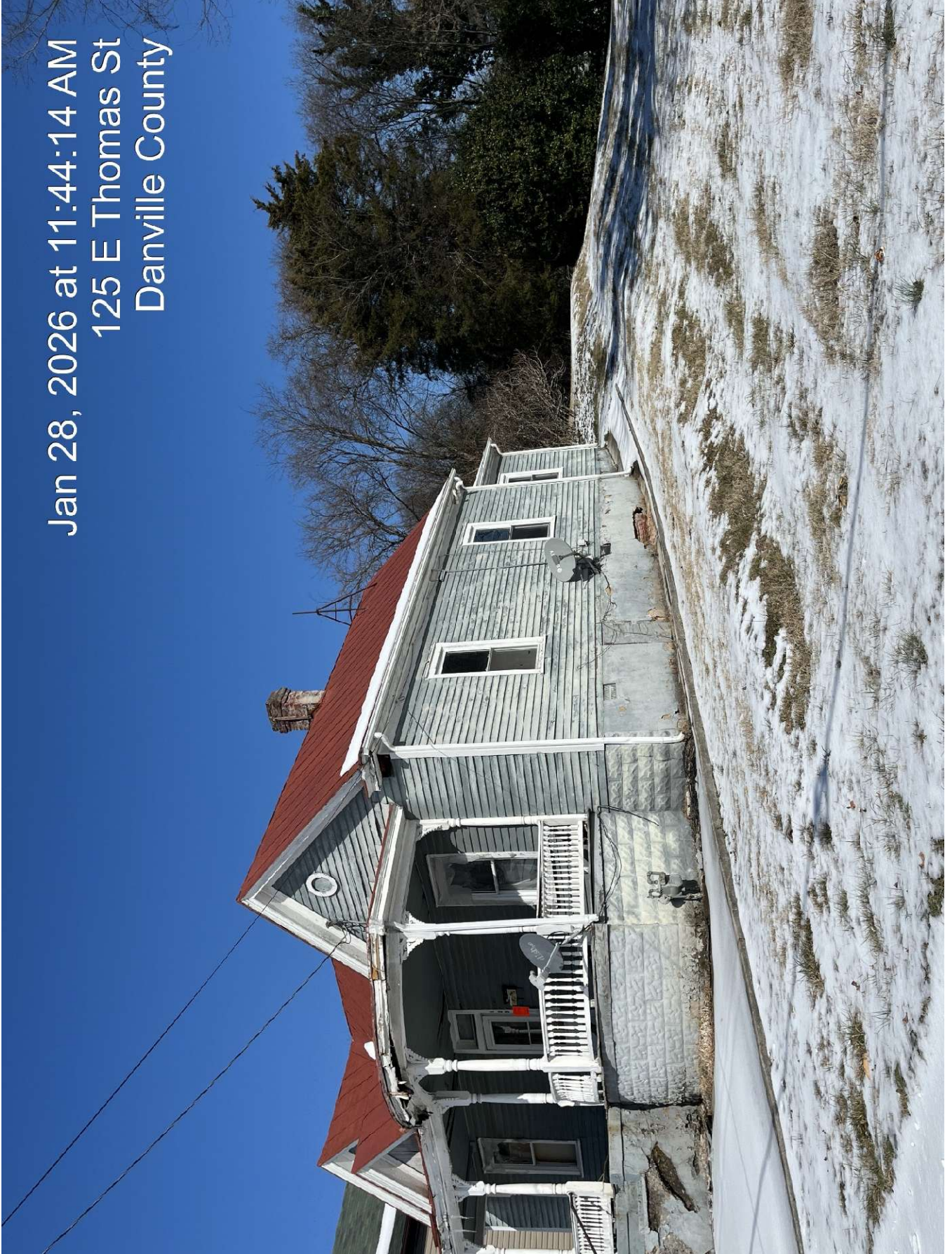
Jan 28, 2026 at 11:41:50 AM
800-998 Wylie Ave
Danville County





Jan 28, 2026 at 11:43:23 AM
125 E Thomas St
Danville County

Jan 28, 2026 at 11:44:14 AM
125 E Thomas St
Danville County



Jan 28, 2026 at 11:43:24 AM
125 E Thomas St
Danville County





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 _

9 day of Feb, 2026 to the Board of Building Code Appeals, relative to the following:

Appellant – (Applicant)

v.

Appellate
(Building Official, Building Maintenance Official or Fire Official)

Name Carlos McCoy

Address 6133 Spring Garden rd.
Blairs Va. 24527

Firm/Company Heritage Home Imp.

Phone 434-489-6888
Carlos McCoy 489@gmail.com

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

_____ Address

**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: 209 Campbell st.
Danville Va

Current or proposed use of building or structure: Vacant

Specific action or decision you are requesting of the Board: requesting a
plan of action contract with Code enforcement
to bring property up to current code

Justification for this request: property belonged to my
father previous to "Covid". Father has since
passed (10-13-20) + property has become my
sole responsibility. Other obligations have
prevented me from completing work on this
house. Im hoping to work with enforcement as
did at 437 Harrison st. to make it profitable
for myself as well as bring Tax revenue to the city
(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.	\$ 2000
Structural floor, wall or roof framing repair or installation.	\$ 2000
Exterior roofing / flashing repair or installation.	\$ 8000
Exterior stair / porch / deck repair or installation.	\$ —
Exterior siding / trim repair or installation.	\$ 1000
Exterior door / window repair or installation.	\$ 2000
Interior wall / ceiling / flooring repair or installation.	\$ 500
Interior trim / millwork / cabinet repair or installation.	\$ 2000
Plumbing fixture / appliance / piping repair or installation.	\$ 3000
Electrical fixture / device / wiring repair or installation.	\$ 1000
Heating & cooling system repair or installation.	\$ 3000
Hardware repair or installation.	\$ —
Insulation.	\$ 2000
Painting.	\$ 1000
Miscellaneous items or other.	\$ 1000
Total cost of work:	\$ 26,500

Please answer the following questions:

What portion of this work, if any, do you intend on performing yourself? All

Have you received any cost estimates from contractors to perform any of the above work, and if so, please attach copies of written estimates? _____

What is the time frame that you propose to start this work, and to have this work fully completed? 6/8 months

Do you intend on borrowing money to finance any portion of this work? NO

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

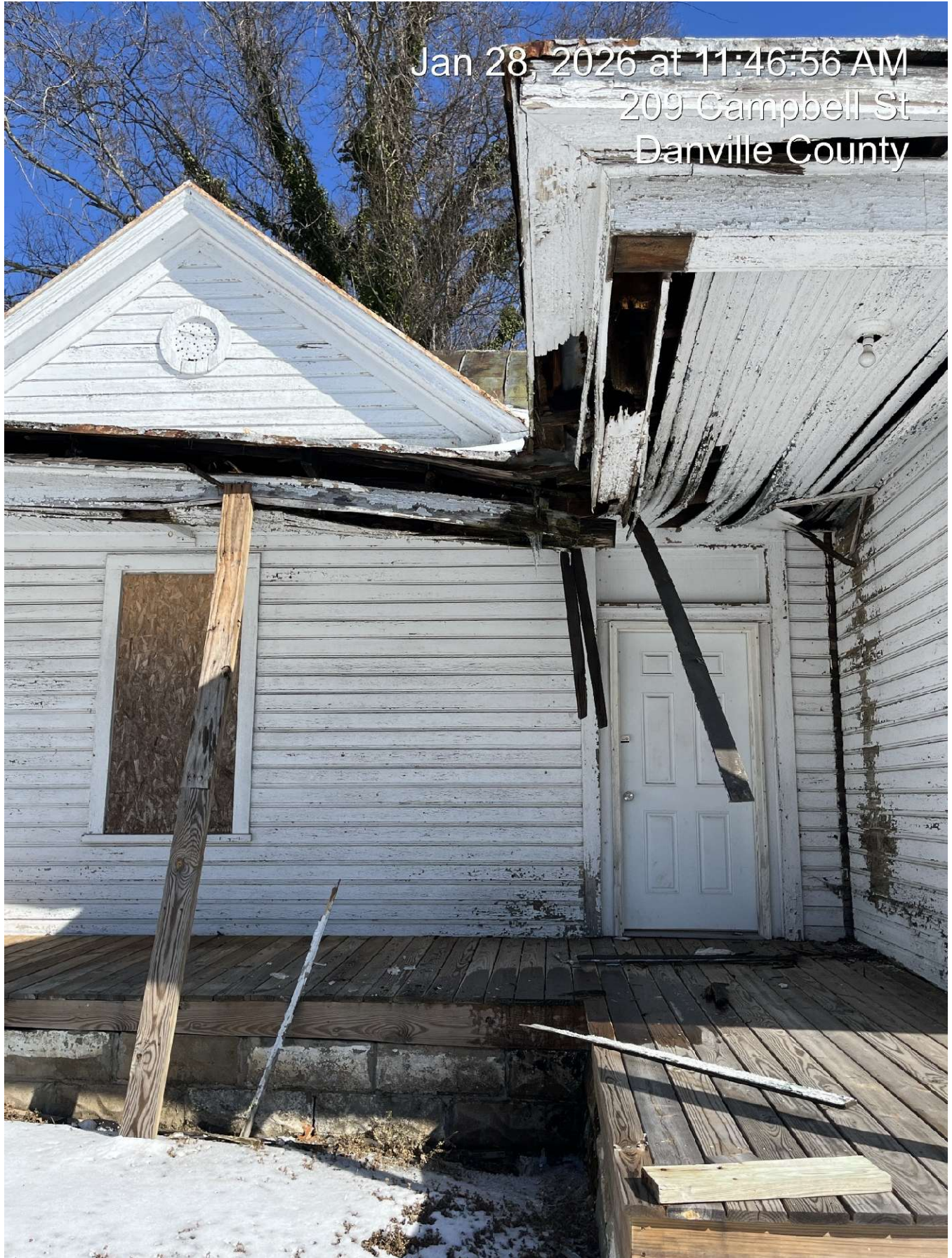
209 Campbell st.
Address of Property

Carlos McCoy
Name

2-4-20
Date

Carlos McCoy
Signature

Jan 28, 2026 at 11:46:56 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:46:57 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:49:15 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:49:39 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:49:40 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:46:59 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:48:43 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:48:09 AM

OFFICIAL TO BE UNSAFE, UNFIT FOR HUMAN OCCUPANCY OR UNLAWFUL PURSUANT TO THE PROVISIONS OF THE VIRGINIA UNIFORM STATE BUILDING CODE, AND IS HEREBY ANNOUNCED.

209 Campbell St
Danville County

UNSAFE STRUCTURE

ANY USE OR OCCUPANCY OF THIS STRUCTURE IS UNLAWFUL, AND PROHIBITED BY THE CODE OFFICIAL. ANY PERSON USING OR OCCUPYING THIS STRUCTURE, OR REMOVING THIS PLACARD, WILL BE PROSECUTED AND SUBJECT TO THE PENALTIES AS PRESCRIBED IN 538-106 OF THE CODE OF VIRGINIA AND SECTION J-83 OF THE DANVILLE MUNICIPAL CODE. DO NOT REMOVE.

209 CAMPBELL ST ADDRESS 03974 PARCEL ID

January 27, 2026 DATE [Signature] CODE OFFICIAL

COMMENTS: Demolish building within 30 days of the notice!

FOR ANY QUESTIONS CONCERNING THIS UNSAFE STRUCTURE CONTACT THE CITY OF DANVILLE INSPECTIONS DIVISION AT 799-5260

NO TRESPASSING

City of Danville, Inspections Division
427 Patton Street, Suite 208
Danville, VA 24541
Phone: (434) 799-5260

NOTICE OF DEMOLITION

January 27, 2026
McCoy Carlos C. II
6133 SPRING LAKE RD
BLAIR VA 24527
RE: 209 CAMPBELL ST
Parcel ID: 03974
Application Number: CE20-0041

Dear Property Owner/tenant/occupant:
The City of Danville's Inspections Division has inspected the building on the above referenced property and has determined that the building is in violation of the provisions of the Code of Virginia, Department of Housing and Community Development for the maintenance of existing structures. Further, it has been determined by the Building Maintenance Official that this building is unsafe, unfit for human occupancy or unfit for use pursuant to Section 106 of the Virginia Maintenance Code. Part III of the UBC, and it is hereby declared an unsafe structure as defined in Section 1-3 of the Code of the City of Danville, VA, 1985, as amended.

You are hereby notified that this building has been deemed an UNSAFE STRUCTURE, and the Building Maintenance Official has issued a notice of violation. 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:

- 106. Unsafe structures: VMC Section 106 Unsafe or other unfit for habitation.
- 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 repaired or as an alternative to covering such conditions, the structure may be vacated and subject to all applicable requirements of this code. Further, the code official determines that unsafe structures or a structure unfit for human occupancy constitutes such a hazard that it should be razed or removed. Notwithstanding the above, the code official may permit the demolition of such structures in accordance with the code official and the provisions of this code.
- 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 needed to prevent deterioration.
- 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 as to prevent the entry of rodents and other pests.
- 301.3 Pipe/duct structures: Vented structures shall be maintained in a clean, safe, secure, and sanitary condition as specified for in this code.
- 304.4 Structural members: Structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed load and live load.
- 304.7 Roofs and drainage: The roof and flashing shall be sound, tight, and not have defects that inhibit roof. Roof drainage shall be adequate to prevent compression or deterioration in the walls or foundation or sink of buildings and structures from the accumulation of roof drainage.

ORDER

The Building Maintenance Official has determined that in order to abate the unsafe or dangerous conditions on this property, the building must be demolished and removed 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 16.2-206 and/or the Code of the City of Danville, Virginia. Such action may include, but is not limited to, the City may take the necessary action, including the abatement, to abate the unsafe and dangerous conditions on the property, which may result in the City assessing a lien against the property.

If it is noted 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 by the county after the date of this notice. Contact the Department of Public Works at 799-5260 to inquire about salvaging personal property in a safe and appropriate manner. Any attempt to occupy an unsafe or dangerous structure without authorization is prohibited.

Right of Appeal
You have the right to appeal the decision of the Building Maintenance Official to the local Board of Building Code Appeals on the grounds of Section 107 of the Virginia Maintenance Code, and the Board of Building Code Appeals will hold a hearing on the appeal. A written request for a hearing must be filed with the Building Maintenance Official, and filed with the Board of Building Code Appeals, within 10 business days from receipt of this notice. The hearing will be held on the date and time specified by the Building Maintenance Official. Applications for appeal may be obtained from the Building Maintenance Official at 427 Patton Street, Suite 208, Danville, VA 24541, or by calling 799-5260.

Compliance with this order may require a building permit from this office. Failure to obtain the proper permit(s) as required by the order shall constitute a violation of the Code of the City of Danville, Virginia. Any attempt to occupy an unsafe or dangerous structure without authorization is prohibited. Thank you for your cooperation in promptly abating these violations.

Signature of Building Maintenance Official
Signature of Property Owner/tenant/occupant
Date

Jan 28, 2026 at 11:48:58 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:49:10 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:49:45 AM
209 Campbell St
Danville County



Jan 28, 2026 at 11:49:45 AM
209 Campbell St
Danville County





City of Danville, Inspections Division

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

NOTICE OF DEMOLITION

January 27, 2026

McCoy Carlos C. II
6133 SPRING GARDEN RD
BLAIRS VA 24527

McCoy Carlos C. II
3641 KEELING DR
KEELING VA 24566

RE: 209 CAMPBELL ST
Parcel ID: 03974
Application Number: CE26-00041

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:

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

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.

304.6. 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.

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.

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

304.4. Structural members: Structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

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.

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

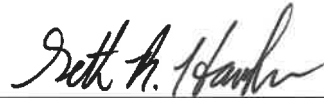
You have the right to appeal this decision of the Building Maintenance Official to the local Board of Building Code Appeals as provided for in Section 107.0 of the Virginia Maintenance Code, and in Section 9-3 of the Code of the City of Danville, Virginia, 1986, as amended. A written request for such 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

THIS STRUCTURE HAS BEEN DECLARED BY THE CODE OFFICIAL TO BE UNSAFE, UNFIT FOR HUMAN OCCUPANCY OR UNLAWFUL PURSUANT TO THE PROVISIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, AND IS HEREBY AN

UNSAFE STRUCTURE

ANY USE OR OCCUPANCY OF THIS STRUCTURE IS UNLAWFUL, AND PROHIBITED BY THE CODE OFFICIAL. ANY PERSON USING OR OCCUPYING THIS STRUCTURE, OR REMOVING THIS PLACARD, WILL BE PROSECUTED AND SUBJECT TO THE PENALTIES AS PRESCRIBED IN §36-106 OF THE CODE OF VIRGINIA AND SECTION 9-88 OF THE DANVILLE MUNICIPAL CODE. DO NOT REMOVE.

209 CAMPBELL ST

ADDRESS

03974

PARCEL ID

January 27, 2026

DATE



CODE OFFICIAL

COMMENTS: Demolish building within 30 days of the notice!

FOR ANY QUESTIONS CONCERNING THIS UNSAFE STRUCTURE, CONTACT THE CITY OF DANVILLE INSPECTIONS DIVISION AT 799-5260

NO TRESPASSING