

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1411 ANDERSON STREET PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF NEW LIFE BAPTIST CHURCH PO BOX 16709 CHARLOTTE, NC 28205

WHEREAS, the dwelling located at 1411 Anderson Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 1411 Anderson Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	1411 Anderson Street
Neighborhood	Neighborhood Profile Area 10
Council District	#1
Owner(s)	New Life Baptist Church
Owner(s) Address	PO Box 16709 Charlotte, NC 28205
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency (Charlotte Fire Department)
◆ Received title search:	05/05/2019
◆ Date of the Inspection:	08/23/2019
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	09/13/2019
◆ Held hearing for owner(s) by:	10/16/2019
◆ Owner(s) attend hearing:	No
◆ Filed Lis Pendens:	03/04/2020
◆ Owner(s) ordered to demolish structure by:	11/18/2019
◆ Extension to demolish granted to owner(s) to comply by:	12/30/2019
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$10,320
◆ Lien will be placed on the property for the cost of Demolition.	

NOTIFICATION TO OWNER

Owner and parties of interest have been advised that failure to comply with the Order to Demolish the structure would result in City Council being requested to approve demolition by the City and a lien being placed on the property for the cost of demolition.

OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$89,959	Acquisition & Rehabilitation Cost (Existing structure: 1,874 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$ 413,994	New Replacement Structure Cost (Structure: 1,874 sq. ft. total) Economic Life: 50 years Estimated cost-\$ 459,920	Estimated Demolition Cost \$10,320
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 83,000 - Garage: \$ 2,700 - Land: \$ 234,350* Total Acquisition: \$ 320,050 Estimated Rehabilitation Cost: \$ 93,700 Outstanding Loans \$ 0 Property Taxes owed: \$ 47* Interest on Taxes owed: \$ 197* Total: \$ 93,944	Acquisition: Tax values: - Structure: \$ 83,000 - Terrace: \$ 2,700 - Land: \$ 234,350* Total Acquisition: \$ 320,050 New structure: \$ 129,306 Estimated demolition cost: \$ 10,320 Outstanding Loans: \$ 0 Property Taxes owed: \$ 47* Interest on Taxes owed: \$ 197* Total: \$ 139,870	

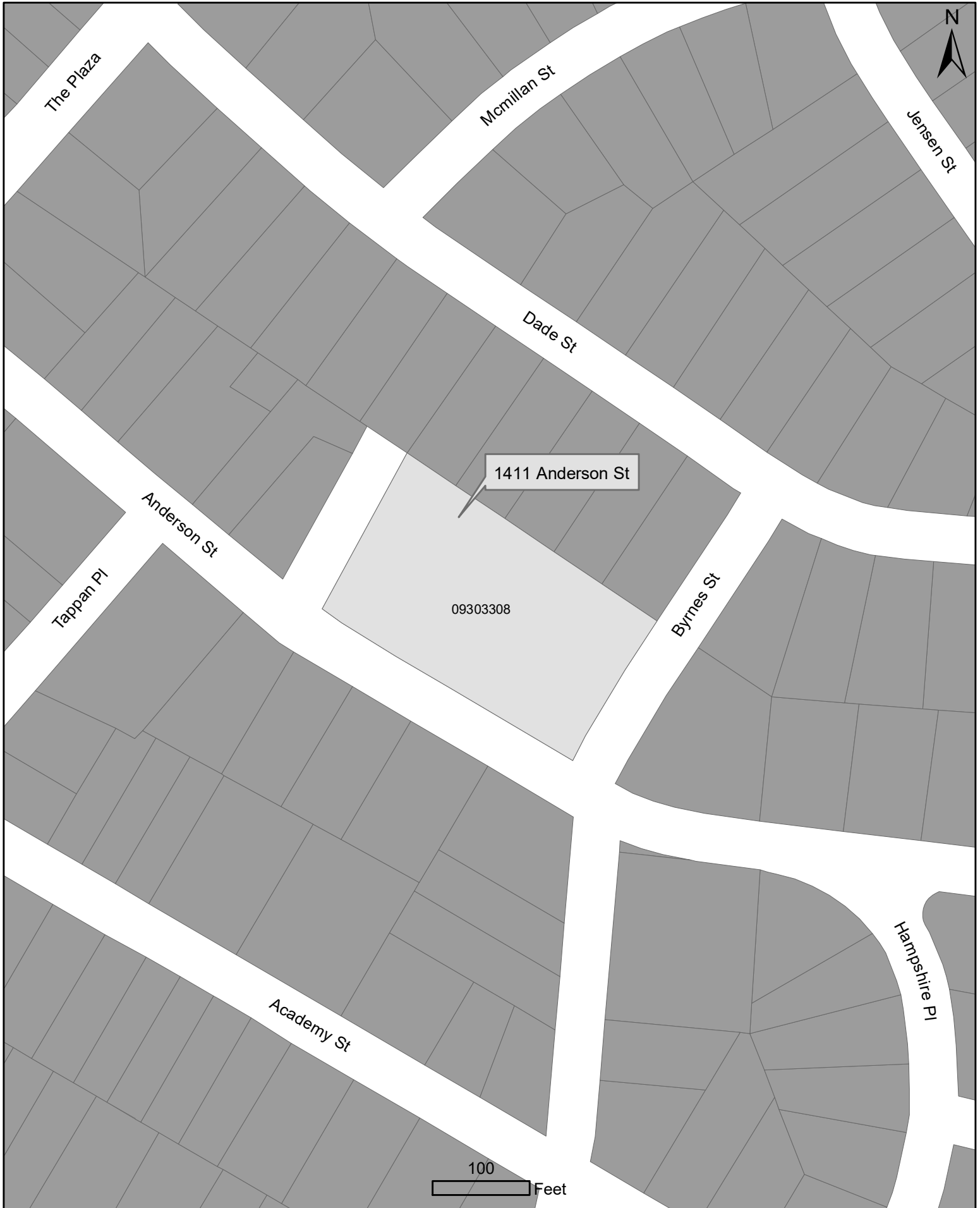
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$89,959 (\$48.00/sq. ft.), which is 108.38% of the structure tax value, which is \$83,000.

- City rehab costs analysis shows that rehabilitation is not feasible because the cost is prohibitive.
- New construction analysis shows that new construction is not feasible because the cost is prohibitive.
- Violations include: Structural, plumbing and heating violations. Moisture damaged ceiling and wall covering. Floor covering damaged throughout. Areas of subflooring not structurally sound. Floor joists damaged. Roof sheathing not structurally sound. Roof covering damaged. Broken roof rafters. Wall framing not structurally sound. Missing plumbing fixtures. Water supply piping missing. Sections of exterior trim/siding missing and or decayed. Heating equipment not operational. Accessory building not in safe substantial condition.
- The building is 80 years old and consists of 1,874 square feet total.
- A new 1,874 sq. ft. structure can be built for \$129,306.
- * There are 2 buildings on this one parcel; therefore, the amount of land value and taxes have been calculated using one-half (1/2) of the total for the parcel.

1411 Anderson Street



100 Feet

1411 Anderson Street

