

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3801/3803 ROSEHAVEN DRIVE 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 CHARLES A. EMINA AND WIFE GLENDA F. EMINA 421 WEST PARK AVENUE CHARLOTTE, NC 28203

WHEREAS, the dwelling located at 3801/3803 Rosehaven Drive 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 3801/3803 Rosehaven Drive 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	3801/3803 Rosehaven Drive
Neighborhood	Neighborhood Profile Area 164
Council District	#5
Owner(s)	Charles A. Emina and wife Glenda F. Emina
Owner(s) Address	421 West Park Avenue Charlotte, NC 28203

KEY FACTS

Focus Area	Housing & Neighborhood Development & Community Safety Plan
------------	------------------------------------------------------------------

CODE ENFORCEMENT INFORMATION

◆ Reason for Inspection:	Field Observation
◆ •Title report received revealing party in interest:	4/27/2015
◆ Date of the Inspection:	4/30/2015
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	7/30/2015
◆ Filed Lis Pendens:	8/12/2015
◆ Held hearing for owner(s) and party in interest by:	8/20/2015
◆ Owner(s) and party in interest attend hearing:	No
◆ Owner(s) and party in interest ordered to demolish structure by:	9/25/2015
◆ Title report updated no change:	10/15/2015
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$9,076
◆ 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: \$24,840	Acquisition & Rehabilitation Cost (Existing structure: 2,396 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$179,240	New Replacement Structure Cost (Structure: 2,396 sq. ft. total) Economic Life: 50 years Estimated cost-\$233,840	Demolition Cost \$9,076
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 35,800 - Deck/Terrace: \$ 300 - Land: \$ <u>22,500*</u> Total Acquisition: \$ 58,600 Estimated Rehabilitation Cost: \$ 119,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 840* Interest on Taxes owed: \$ <u>0</u> Total: \$ 120,640	Acquisition: Tax values: - Structure: \$ 35,800 - Deck/Terrace: \$ 300 - Land: \$ <u>22,500*</u> Total Acquisition: \$ 58,600 New structure: \$ 165,324 Demolition: \$ 9,076 Outstanding Loans: \$ 0 Property Taxes owed: \$ 840* Interest on Taxes owed: \$ <u>0</u> Total: \$ 175,240	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$24,840 (\$10.36 /sq. ft.), which is 69.385% of the structure tax value, which is \$35,800.
- 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, heating, plumbing and electrical violations: Damaged interior wall covering, Flooring is soft, not structurally sound. Broken window panes. Decayed exterior trim. Heating equipment missing. Plumbing supply piping is damaged. Electrical fixtures are damaged.
- The building is 53 years old and consists of 2,396 square feet total.
- A new 2,396 sq. ft. structure can be built for \$165,324.
- *** 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.**

3801/3803 Rosehaven Drive



3801/3803 Rosehaven Dr

13104120

100

Feet

3801/3803 Rosehaven Drive

