

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE ACCESSORY STRUCTURE AT 940 AILEEN CR 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 STRUCTURE BEING THE PROPERTY OF ISAAC W. WASHINGTON AND WIFE MARGARET MASSEY WASHINGTON 940 AILEEN CR PINEVILLE, NC 28134

WHEREAS, the accessory structure located at 940 Aileen Cr 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 structure(s); 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 accessory structure located at 940 Aileen Cr 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	940 Aileen Cr (Accessory Structure)
Neighborhood	Neighborhood Profile Area 116
Council District	#3
Owner(s)	Isaac W. Washington and wife Margaret Massey Washington
Owner(s) Address	940 Aileen Cr Pineville, NC 28134
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	01/09/2023
◆ Received title search:	02/06/2023
◆ Owner(s) notified of Complaint and Notice of Hearing by personal service:	03/20/2023
◆ Held hearing for owner(s) by:	04/12/2023
◆ Owner(s) attend hearing:	No
◆ Owner submitted letter of appeal:	04/27/2023
◆ Filed Lis Pendens:	05/10/2023
◆ Owner(s) ordered to demolish structure by:	05/11/2023
◆ Appeal hearing scheduled for:	06/13/2023
◆ The Housing Appeals Board upheld the order for demolition.	
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$9,000
◆ 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
In-Rem Repair is not recommended. Because this is an accessory structure.	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Estimated demolition Cost \$9,000
	Acquisition and rehabilitation are not applicable.	Replacement housing is not applicable.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violation: Accessory structure not in safe and substantial condition.

940 Aileen Circle



940 Aileen Cr (Accessory Building)

