

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1905 ALLEN 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 BRIAN N. OXNER, MARSHALL L. OXNER AND UNKNOWN HEIRS OF SUSIE L. OXNER 1905 ALLEN STREET CHARLOTTE, NC 28205

WHEREAS, the dwelling located at 1905 Allen 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 1905 Allen 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	1905 Allen Street
Neighborhood	Neighborhood Profile Area 386
Council District	1
Owner(s)	Brian N. Oxner, Marshall L. Oxner, Unknown Heirs of Susie L. Oxner
Owner(s) Address	1905 Allen Street Charlotte, NC 28205
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/17/2021
◆ Received title search:	12/17/2021
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	12/28/2021
◆ Held hearing for owner(s) by:	01/19/2022
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	02/21/2022
◆ Filed Lis Pendens:	02/10/2022
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	Yes, occupants will be relocated prior to demolition.
◆ Estimated demolition cost:	\$8,740
◆ 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: \$48,235	Acquisition & Rehabilitation Cost (Existing structure: 1,188 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$290,579	New Replacement Structure Cost (Structure: 1,188 sq. ft. total) Economic Life: 50 years Estimated cost-\$321,891	Estimated Demolition Cost \$8,740
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 47,700 - Patio: \$ 600 - Land: \$ <u>175,000</u> Total Acquisition: \$ 223,300 Estimated Rehabilitation Cost: \$ 59,400 Outstanding Loans \$ 0 Property Taxes owed: \$ 7,085 Interest on Taxes owed: \$ <u>794</u> Total: \$ 67,279	Acquisition: Tax values: - Structure: \$ 47,700 - Patio: \$ 600 - Land: \$ <u>175,000</u> Total Acquisition: \$ 223,300 New structure: \$ 81,972 Estimated demolition cost: \$ 8,740 Outstanding Loans: \$ 0 Property Taxes owed: \$ 7,085 Interest on Taxes owed: \$ <u>794</u> Total: \$ 98,591	

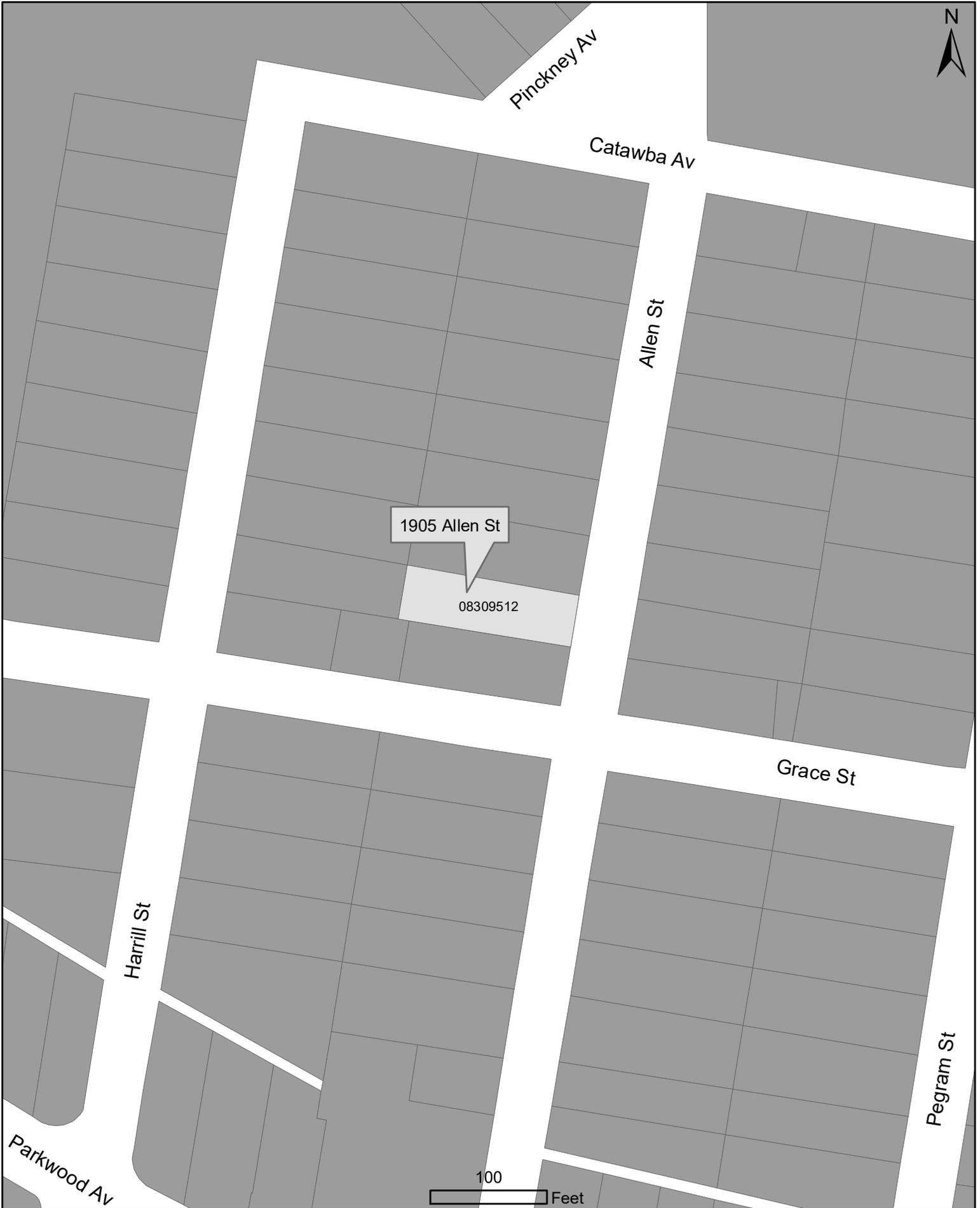
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$48,235 (\$47.36/sq. ft.), which is 101% of the structure tax value, which is \$47,700.

- 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, electrical, plumbing and heating violations. Flooring not reasonably level. Interior ceiling covering is moisture damaged. Damaged kitchen cabinets. Deflection in girder and in numerous floor joists. Areas of loose and decayed exterior trim and siding. Broken window glass. Damaged exterior entry door. Electrical fixtures loose/hanging from wall. Inoperable heating equipment. Damaged drain piping. Worn/Loose roofing shingles.
- The building is 117 years old and consists of 1,188 square feet total.
- A new 1,188 sq. ft. structure can be built for \$81,972.

1905 Allen Street



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