

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4208-A DINGLEWOOD AVENUE 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 PHYLLIS FAULKNER 4208 DINGLEWOOD AVENUE CHARLOTTE, NC 28205

WHEREAS, the dwelling located at 4208-A Dinglewood Avenue 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 4208-A Dinglewood Avenue 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:

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Senior Assistant City Attorney



| <b>GENERAL INFORMATION</b>  |  |
|---|--|
| Property Address  | 4208-A Dinglewood Avenue   |
| Neighborhood  | Neighborhood Profile Area<br>344                                 |
| Council District  | #1   |
| Owner(s)  | Phyllis Faulkner   |
| Owner(s) Address  | 4208 Dinglewood Avenue<br>Charlotte, NC 28205                    |
| <b>KEY FACTS</b>  |  |
| Focus Area  | Housing & Neighborhood<br>Development & Community<br>Safety Plan |
| <b>CODE ENFORCEMENT INFORMATION</b>   |  |
| ◆ Reason for Inspection:  | Field Observation  |
| ◆ Date of the Inspection:   | 3/20/2015  |
| ◆ Title report received:  | 4/21/2015  |
| ◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by: | 5/22/2015  |
| ◆ Held hearing for owner by:  | 6/3/2015   |
| ◆ Owner attend hearing:   | No   |
| ◆ Owner ordered to demolish structure by:   | 7/14/2015  |
| ◆ Filed Lis Pendens:  | 7/29/2015  |
| ◆ Owner has not repaired, or complied with order to demolish.                               |  |
| ◆ Structure occupied:   | No   |
| ◆ Demolition cost:  | \$6,580  |
| ◆ 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: \$21,002  | Acquisition & Rehabilitation Cost<br>(Existing structure: 1,222 sq. ft. total)<br>Economic Life: 15-20 years<br>Estimated cost-\$95,233   | New Replacement Structure Cost<br>(Structure: 1,222 sq. ft. total)<br>Economic Life: 50 years<br>Estimated cost-\$125,031  | Demolition Cost<br>\$6,580 |
| In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value. | Acquisition:<br>Tax values:<br>- Structure: \$ 23,000<br>- Deck/Terrace: \$ 200<br>- Land: \$ 4,550*<br>Total Acquisition: \$ 27,750<br><br>Estimated Rehabilitation Cost: \$ 61,100<br>Outstanding Loans \$ 0<br>Property Taxes owed: \$ 4,680*<br>Interest on Taxes owed: \$ 1,703*<br>Total: \$ 67,483 | Acquisition:<br>Tax values:<br>- Structure: \$ 23,000<br>- Deck/Terrace: \$ 200<br>- Land: \$ 4,550*<br>Total Acquisition: \$ 27,750<br><br>New structure: \$ 84,318<br>Demolition: \$ 6,580<br>Outstanding Loans: \$ 0<br>Property Taxes owed: \$ 4,680*<br>Interest on Taxes owed: \$ 1,703*<br>Total: \$ 97,281 |                            |

## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$21,002 (\$17.18 /sq. ft.), which is 91.313% of the structure tax value, which is \$23,000.
- 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, heating, plumbing and electrical violations: Walls and ceiling covering moisture damaged. Floor joists decayed. Loose roof covering. Heating equipment not operational. Plumbing fixtures damaged. Electrical wiring cut/missing. Accessory building not in safe substantial condition.
- The building is 68 years old and consists of 1,222 square feet total.
- A new 1,222sq. ft. structure can be built for \$84,318.
- **\* 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.**

# 4208-A Dinglewood Avenue



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