

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4208-B 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-B 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-B 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:

---

Senior Assistant City Attorney



**GENERAL INFORMATION**

Property Address	4208-B Dinglewood Avenue
Neighborhood	Neighborhood Profile Area 344
Council District	#1
Owner(s)	Phyllis Faulkner
Owner(s) Address	4208 Dinglewood Avenue 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:	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:	\$4,242
◆ 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: \$11,165	Acquisition & Rehabilitation Cost (Existing structure: 943 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$66,383	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$92,475	Demolition Cost \$4,242
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 8,300 - Deck/Terrace: \$ 0 - Land: <u>\$ 4,550*</u> Total Acquisition: \$ 12,850  Estimated Rehabilitation Cost: \$ 47,150 Outstanding Loans \$ 0 Property Taxes owed: \$ 4,680* Interest on Taxes owed: <u>\$ 1,703*</u> Total: \$ 53,533	Acquisition: Tax values: - Structure: \$ 8,300 - Deck/Terrace: \$ 0 - Land: <u>\$ 4,550*</u> Total Acquisition: \$ 12,850  New structure: \$ 69,000 Demolition: \$ 4,242 Outstanding Loans: \$ 0 Property Taxes owed: \$ 4,680* Interest on Taxes owed: <u>\$ 1,703*</u> Total: \$ 79,625	

## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$11,165 (\$11.83 /sq. ft.), which is 134.518% of the structure tax value, which is \$8,300.
- 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 and plumbing violations: Areas of wall and ceiling covering missing. Broken window glass. Damaged entry door. Heating equipment not operational. Plumbing fixtures are damaged.
- The building is 68 years old and consists of 943 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.
- **\* 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-B Dinglewood Avenue



4208-B Dinglewood Avenue

