

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3931 TRESEVANT 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 UNKNOWN HEIRS OF JANICE FAYE ROBERTSON 3931 TRESEVANT AVENUE CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 3931 Tresevant 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 3931 Tresevant 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	3931 Tresevant Avenue
Neighborhood	Neighborhood Profile Area 6
Council District	#3
Owner(s)	Unknown Heirs of Janice Faye Robertson
Owner(s) Address	3931 Tresevant Avenue Charlotte, NC 28208

KEY FACTS

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

CODE ENFORCEMENT INFORMATION

◆ Reason for Inspection:	Public Agency Referral from Charlotte Fire Department
◆ Date of the Inspection:	1/26/2015
◆ Title report received, revealing parties in interest:	3/5/2015
◆ Owner(s) and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	4/3/2015
◆ Held hearings for owner(s) and parties in interest by:	4/20/2015
◆ Owner(s) and parties in interest attend hearing:	No
◆ Filed Lis Pendens:	5/8/2015
◆ Owner(s) and parties in interest ordered to demolish structure by:	5/20/15
◆ Owner(s) has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$6,667
◆ 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

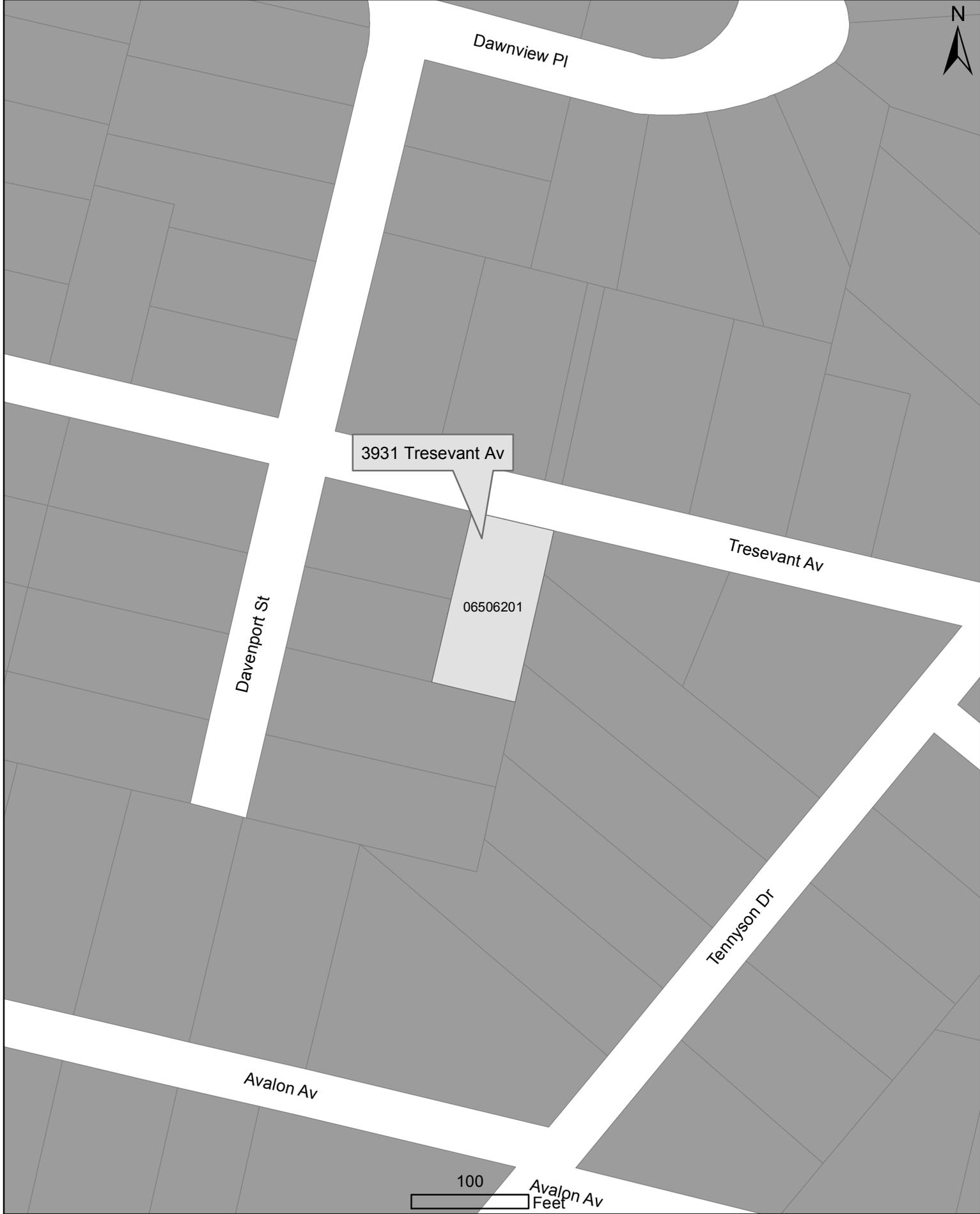
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$47,885	Acquisition & Rehabilitation Cost (Existing structure: 1,549 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$259,142	New Replacement Structure Cost (Structure: 1,549 sq. ft. total) Economic Life: 50 years Estimated cost-\$295,240	Demolition Cost \$6,667
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 69,900 - Terrace/Carport: \$ 6,000 Land: \$ <u>10,000</u> Total Acquisition: \$ 85,900 Estimated Rehabilitation Cost: \$ 77,450 Outstanding Loans \$ 87,606 Property Taxes owed: \$ 6,734 Interest on Taxes owed: \$ <u>1,452</u> Total: \$ 173,242	Acquisition: Tax values: - Structure: \$ 69,000 - Terrace/Carport: \$ 6,000 Land: \$ <u>10,000</u> Total Acquisition: \$ 85,900 New structure: \$ 106,881 Demolition: \$ 6,667 Outstanding Loans: \$ 87,606 Property Taxes owed: \$ 6,734 Interest on Taxes owed: \$ <u>1,452</u> Total: \$ 209,340	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$47,885 (\$30.91 /sq. ft.), which is 68.505% of the structure tax value, which is \$69,900.
- 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: Areas of flooring fire damaged. Missing interior ceiling covering. Windows are fire damaged. Entry doors are damaged. Fire damaged roof rafters. Decayed roof sheathing, Loose and missing roof covering. Electrical wiring and fixtures are fire damaged. Water supply piping and drain lines fire damaged. Missing heating equipment and water heater. Accessory building not in safe substantial condition.
- The building is 62 years old and consists of 1,549 square feet total.
- A new 1,549 sq. ft. structure can be built for \$106,881.

3931 Tresevant Avenue



3931 Tresevant Avenue

