

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2622 MASON MILL PLACE 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 JIMMY L. SWEAT JR. 16104 STUARTS DRAFT CT CHARLOTTE, NC 28278

WHEREAS, the dwelling located at 2622 Mason Mill Place 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 2622 Mason Mill Place 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	2622 Mason Mill Place
Neighborhood	Neighborhood Profile Area 96
Council District	#3
Owner(s)	Jimmy L. Sweat, Jr.
Owner(s) Address	16104 Stuarts Draft Ct Charlotte, NC 28278
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Received title search revealing Party in Interest:	10/12/2016
◆ Date of the Inspection:	12/2/2016
◆ Owner(s) and Party of Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	01/14/2017 08/21/2017
◆ Held hearings for Owner(s) and Party of Interest by:	02/15/2017 09/13/2017
◆ Owner(s) and Party of Interest attend hearing:	No
◆ Owner(s) and Party of interest ordered to demolish structure by:	04/19/2017 10/13/2017
◆ Filed Lis Pendens:	03/23/2017 10/11/2017
◆ Title search updated revealing no change:	12/06/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$10,360
◆ 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: \$74,574	Acquisition & Rehabilitation Cost (Existing structure: 2,007 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$382,844	New Replacement Structure Cost (Structure: 2,007 sq. ft. total) Economic Life: 50 years Estimated cost-\$431,337	Estimated Demolition Cost \$10,360
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 104,300 - Land: <u>\$ 30,000</u> Total Acquisition: \$ 134,300 Estimated Rehabilitation Cost: \$ 100,350 Outstanding Loans \$ 144,399 Property Taxes owed: \$ 3,597 Interest on Taxes owed: <u>\$ 198</u> Total: \$ 248,544	Acquisition: Tax values: - Structure: \$ 104,300 - Land: <u>\$ 30,000</u> Total Acquisition: \$ 134,300 New structure: \$ 138,483 Estimated demolition cost: \$ 10,360 Outstanding Loans: \$ 144,399 Property Taxes owed: \$ 3,597 Interest on Taxes owed: <u>\$ 198</u> Total: \$ 297,037	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$74,574 (\$37.15/sq. ft.), which is 71.49% of the structure tax value, which is \$104,300.

- 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, electrical, plumbing and heating violations. Damaged interior ceiling, walls and floor covering. Missing areas of exterior siding. Damaged entry door. Windows are damaged. Damaged electrical fixtures, receptacles and switches. Damaged plumbing fixtures. No heating source.
- Structure has sustained fire damage.
- The building is 13 years old and consists of 2,007 square feet total.
- A new 2,007 sq. ft. structure can be built for \$138,483.

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