

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1040 ROSADA 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 VIVIAN E. WALBAUM 1040 ROSADA AVENUE CHARLOTTE, NC 28213

WHEREAS, the dwelling located at 1040 Rosada 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 1040 Rosada 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	1040 Rosada Avenue
Neighborhood	Neighborhood Profile Area 371
Council District	#4
Owner(s)	Unknown Heirs of Vivian E. Walbaum
Owner(s) Address	1040 Rosada Avenue Charlotte, NC 28213
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency Referral from Charlotte Fire Dept.
◆ Date of the Inspection:	12/03/2020
◆ Received title search:	12/07/2020
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	12/22/2020
◆ Held hearing for owner(s) by:	01/13/2021
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	02/15/2021
◆ Filed Lis Pendens:	03/03/2021
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$9,000
◆ 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: \$81,760	Acquisition & Rehabilitation Cost (Existing structure: 1,424 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$189,333	New Replacement Structure Cost (Structure: 1,424 sq. ft. total) Economic Life: 50 years Estimated cost-\$225,389	Estimated Demolition Cost \$9,000
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 90,200 - Land: \$ 20,000 Total Acquisition: \$ 110,200 Estimated Rehabilitation Cost: \$ 71,200 Outstanding Loans \$ 0 Property Taxes owed: \$ 6,227 Interest on Taxes owed: \$ 1,706 Total: \$ 79,133	Acquisition: Tax values: - Structure: \$ 90,200 - Land: \$ 20,000 Total Acquisition: \$ 110,200 New structure: \$ 98,256 Estimated demolition cost: \$ 9,000 Outstanding Loans: \$ 0 Property Taxes owed: \$ 6,227 Interest on Taxes owed: \$ 1,706 Total: \$ 115,189	

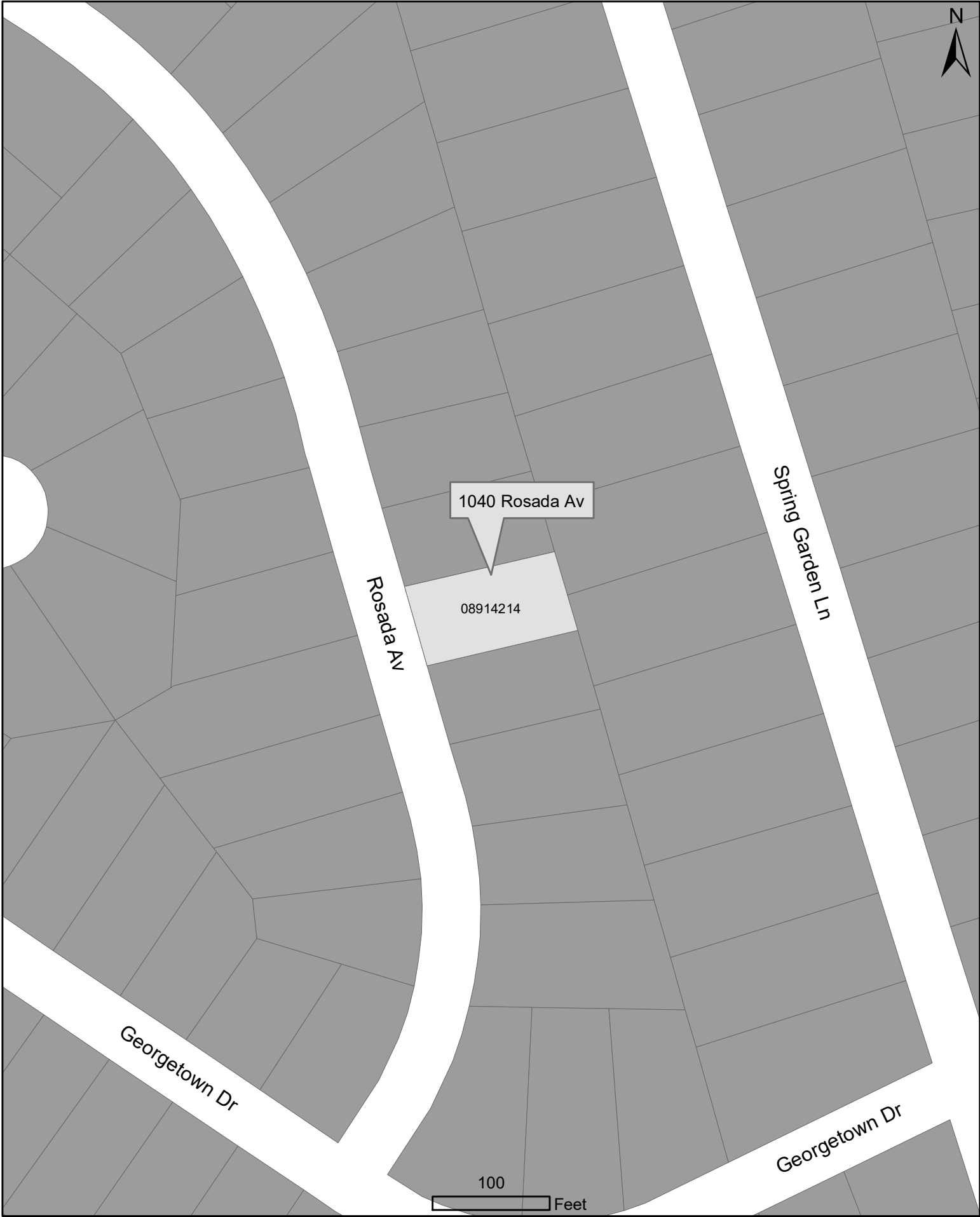
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of \$81,760 (\$57.41/sq. ft.), which is 90.643% of the structure tax value, which is \$90,200.

- 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. Fire damaged flooring and wall framing. Damaged wall, ceiling and floor covering. Fire damaged windows. Missing entry door. Damaged electrical and plumbing fixtures. Heating equipment not operational. Fire damaged roof covering, sheathing and rafters.
- The building is 54 years old and consists of 1,424 square feet total.
- A new 1,424 sq. ft. structure can be built for \$98,256.

1040 Rosada Avenue



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