

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 6140 MAYRIDGE DRIVE 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 ALAN SHELTON 1441 ASHCRAFT LANE APT.D CHARLOTTE, NC 28209

WHEREAS, the dwelling located at 6140 Mayridge Drive 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 6140 Mayridge Drive 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	6140 Mayridge Drive
Neighborhood	Neighborhood Profile Area 17
Council District	5
Owner(s)	Alan Shelton
Owner(s) Address	1441 Ashcraft Lane Apt.D Charlotte, NC 28209
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Petition
◆ Date of the Inspection:	09/22/2022
◆ Received title search:	09/27/2022
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	11/29/2022
◆ Held hearing for owner by:	12/14/2022
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	01/16/2023
◆ Filed Lis Pendens:	12/14/22 and 01/11/23
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$9,882
◆ 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: \$74,105	Acquisition & Rehabilitation Cost (Existing structure: 1,351 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$206,129	New Replacement Structure Cost (Structure: 1,351 sq. ft. total) Economic Life: 50 years Estimated cost-\$241,720	Estimated Demolition Cost \$9,882
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 111,100 - Land: \$ 26,000 Total Acquisition: \$ 137,100 Estimated Rehabilitation Cost: \$ 67,550 Outstanding Loans \$ 0 Property Taxes owed: \$ 1,479 Interest on Taxes owed: \$ 40 Total: \$ 69,029	Acquisition: Tax values: - Structure: \$ 111,100 - Land: \$ 26,000 Total Acquisition: \$ 137,100 New structure: \$ 93,219 Estimated demolition cost: \$ 9,882 Outstanding Loans: \$ 0 Property Taxes owed: \$ 1,479 Interest on Taxes owed: \$ 40 Total: \$ 104,620	

RECOMMENDATION FOR DEMOLITION

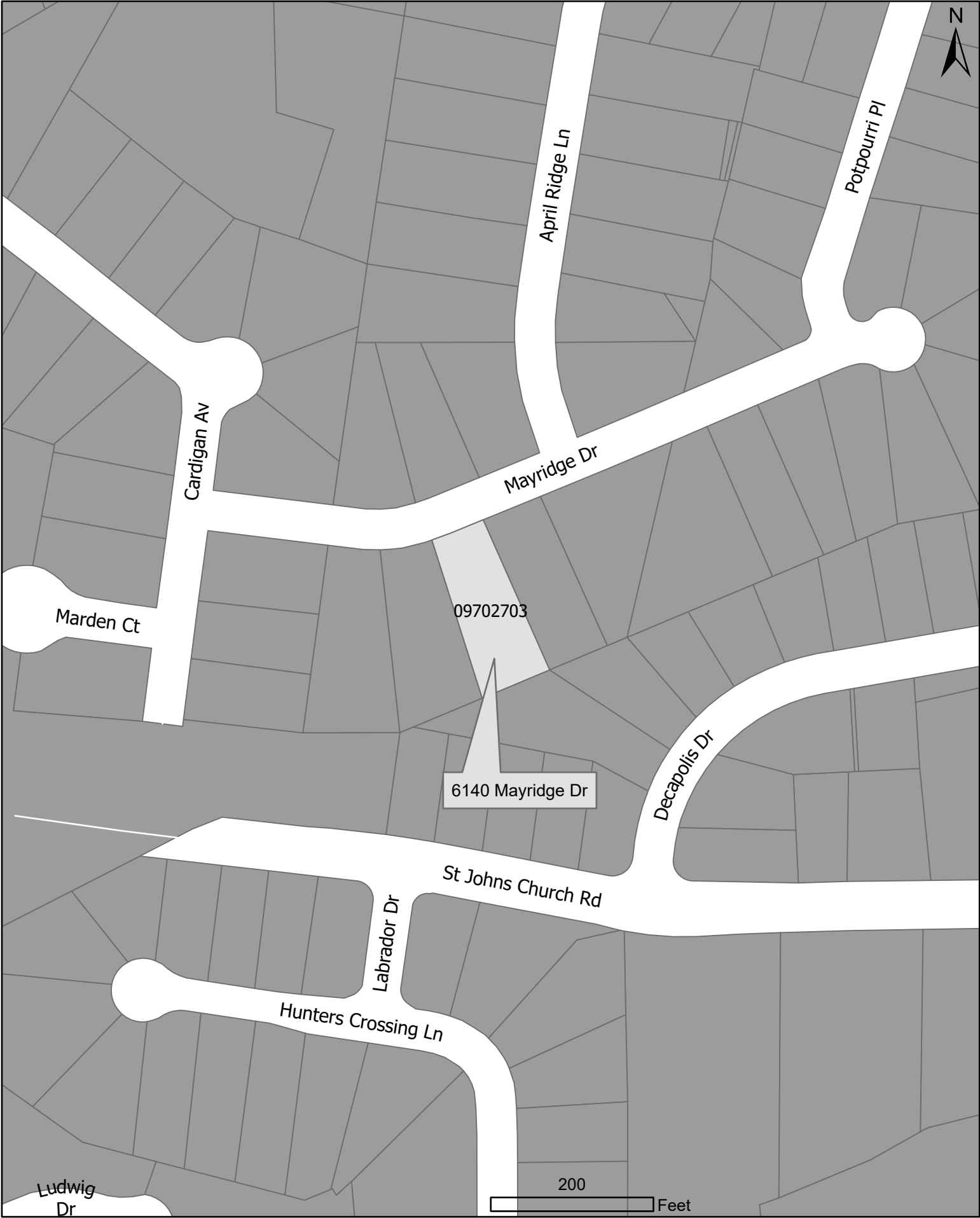
Demolition is recommended because:

Estimated In-Rem Repair cost of: \$74,105 (\$54.85/sq. ft.), which is 66.70% of the structure tax value, which is \$111,100.

- 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. Interior walls and ceiling covering moisture damaged. Damaged floor covering. Areas of decayed subflooring. Damaged windows and entry doors. Damaged electrical fixtures. Bathroom plumbing fixtures unclean. Heating equipment and water heater not operational. Areas of exterior trim decayed/loose/missing. Foundation wall has substantial cracking/movement. Damaged roof covering, decayed sheathing.
- The building is 51 years old and consists of 1,351 square feet total.
- A new 1,351 sq. ft. structure can be built for \$93,219.

-
- ❖ *The City received a petition in July 2020.*
 - ❖ *The structure has been vacant since July 2020. The owner has been unresponsive to contact requests regarding condition of property. The structure continues to deteriorate.*
 - ❖ *There is a tree growing next to the home which is continuing to compromise the foundation.*

6140 Mayridge Drive



6140 Mayridge Drive

