

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1201 FORDHAM ROAD 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 PHEONIX PROPERTIES,LLC 5802-C MONROE ROAD, CHARLOTTE NC 28212

WHEREAS, the dwelling located at 1201 Fordham Road 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 1201 Fordham Road 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:

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Senior Assistant City Attorney

<b>GENERAL INFORMATION</b>	
Property Address	1201 Fordham Road
Neighborhood	Neighborhood Profile Area 317
Council District	#3
Owner(s)	Pheonix Properties, LLC
Owner(s) Address	5802-C Monroe Road Charlotte, NC 28212
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Public Agency Referral (Charlotte-Mecklenburg Police)
◆ Received title search revealing party in interest:	11/16/2016
◆ Date of the Inspection:	12/08/2016
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	12/15/2016 12/30/2016
◆ Held hearing for owner(s) and party in interest by:	01/13/2017
◆ Owner(s) and party in interest attend hearing:	No
◆ Owner(s) and party in interest ordered to demolish structure by:	02/21/2017
◆ Filed Lis Pendens:	01/25/2017 02/09/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$7,055
◆ 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: \$33,250	Acquisition & Rehabilitation Cost (Existing structure: 1,317 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$374,250	New Replacement Structure Cost (Structure: 1,317 sq. ft. total) Economic Life: 50 years Estimated cost-\$406,328	Estimated Demolition Cost \$7,055
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 43,200 - Terrace: \$ 200 - Land: \$ 15,000 Total Acquisition: \$ 58,400  Estimated Rehabilitation Cost: \$ 65,850 Outstanding Loans \$ 250,000 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 315,850	Acquisition: Tax values: - Structure: \$ 43,200 - Terrace: \$ 200 - Land: \$ 15,000 Total Acquisition: \$ 58,400  New structure: \$ 90,873 Estimated demolition cost: \$ 7,055 Outstanding Loans: \$ 250,000 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 347,928	

## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$33,250 (\$25.24/sq. ft.), which is 76.967% of the structure tax value, which is \$43,200.

- 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. Holes and cracks in wall covering. Window sills are damaged and decayed. Areas of decayed siding and trim. Roof covering loose/damaged. Unsafe electrical wiring observed. Drain pipes leak in crawlspace. Heating equipment missing.
- The building is 69 years old and consists of 1,317 square feet total.
- A new 1,317 sq. ft. structure can be built for \$90,873.

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