

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE ACCESSORY STRUCTURE AT 1401 CHOYCE 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 STRUCTURE BEING THE PROPERTY OF TODD J. PERSICKETTI 13630 ANNSDALE LANE CHARLOTTE, NC 28273

WHEREAS, the accessory structure located at 1401 Choyce 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 structure(s); 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 accessory structure located at 1401 Choyce Avenue 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	1401 Choyce Avenue (Accessory Structure)
Neighborhood	Neighborhood Profile Area 54
Council District	#3
Owner(s)	Todd J. Persicketti
Owner(s) Address	13630 Annsdale Lane Charlotte, NC 28273
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Petition
◆ Date of the Inspection:	08/10/2016
◆ Owner and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	08/19/2016
◆ Held hearing for owner and party in interest by:	09/19/2016
◆ Owner and party in interest attend hearing:	No
◆ Owner and party in interest ordered to demolish structure by:	10/20/2016
◆ Filed Lis Pendens:	09/28/2016 10/21/2016
◆ Owner has not repaired, or complied with order to demolish.	
◆ Title report received (no change in ownership)	03/17/2017
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$3,015
◆ 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.

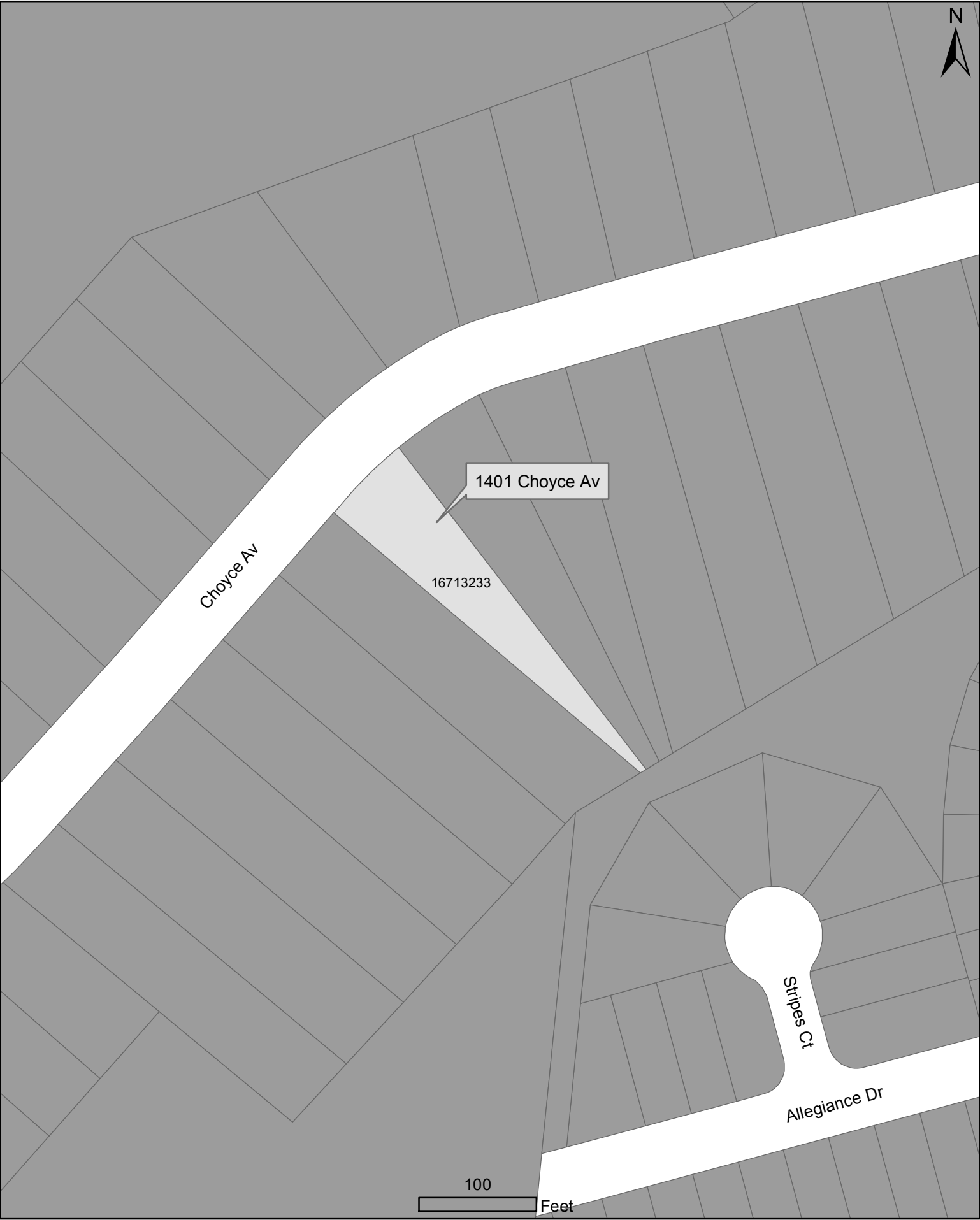
OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
In-Rem Repair is not recommended. Because this is an accessory structure.	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Estimated demolition Cost \$3,015
	Acquisition and rehabilitation are not applicable.	Replacement housing is not applicable.	

RECOMMENDATION FOR DEMOLITION

- Demolition is recommended because:
- City rehab costs analysis is not applicable.
  - New construction analysis is not applicable.
  - Violation: accessory structure not in safe and substantial condition.
  - The age of the structure is 65 years old.
  - Owner completed repairs to the dwelling but failed to bring the accessory structure into compliance.

# 1401 Choyce Avenue



## 1401 Choyce Avenue (Accessory Building)

