

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3809 TENNESSEE 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 STEVEN CHANDLER 3809 TENNESSEE AVENUE CHARLOTTE, NC 28216.

WHEREAS, the dwelling located at 3809 Tennessee 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 3809 Tennessee 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	3809 Tennessee Avenue
Neighborhood	Neighborhood Profile Area 141
Council District	#2
Owner(s)	Steven Chandler
Owner(s) Address	3809 Tennessee Avenue Charlotte, NC 28216
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Received title search:	02/23/2016
◆ Date of the Inspection:	02/02/2016
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	04/05/2016
◆ Held hearing for owner by:	04/20/2016
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	05/27/2016
◆ Filed Lis Pendens:	07/20/2016
◆ Title Search updated revealing no changes:	03/21/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,210
◆ 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: \$34,091	Acquisition & Rehabilitation Cost (Existing structure: 820 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$62,400	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$96,610	Estimated Demolition Cost \$6,210
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 12,100 - Land: \$ 9,300 Total Acquisition: \$ 21,400 Estimated Rehabilitation Cost: Cost: \$ 41,000 Outstanding Loans \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 41,000	Acquisition: Tax values - Structure: \$ 12,100 - Land: \$ 9,300 Total Acquisition: \$ 21,400 New structure: \$ 69,000 Estimated demolition cost: \$ 6,210 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 75,210	

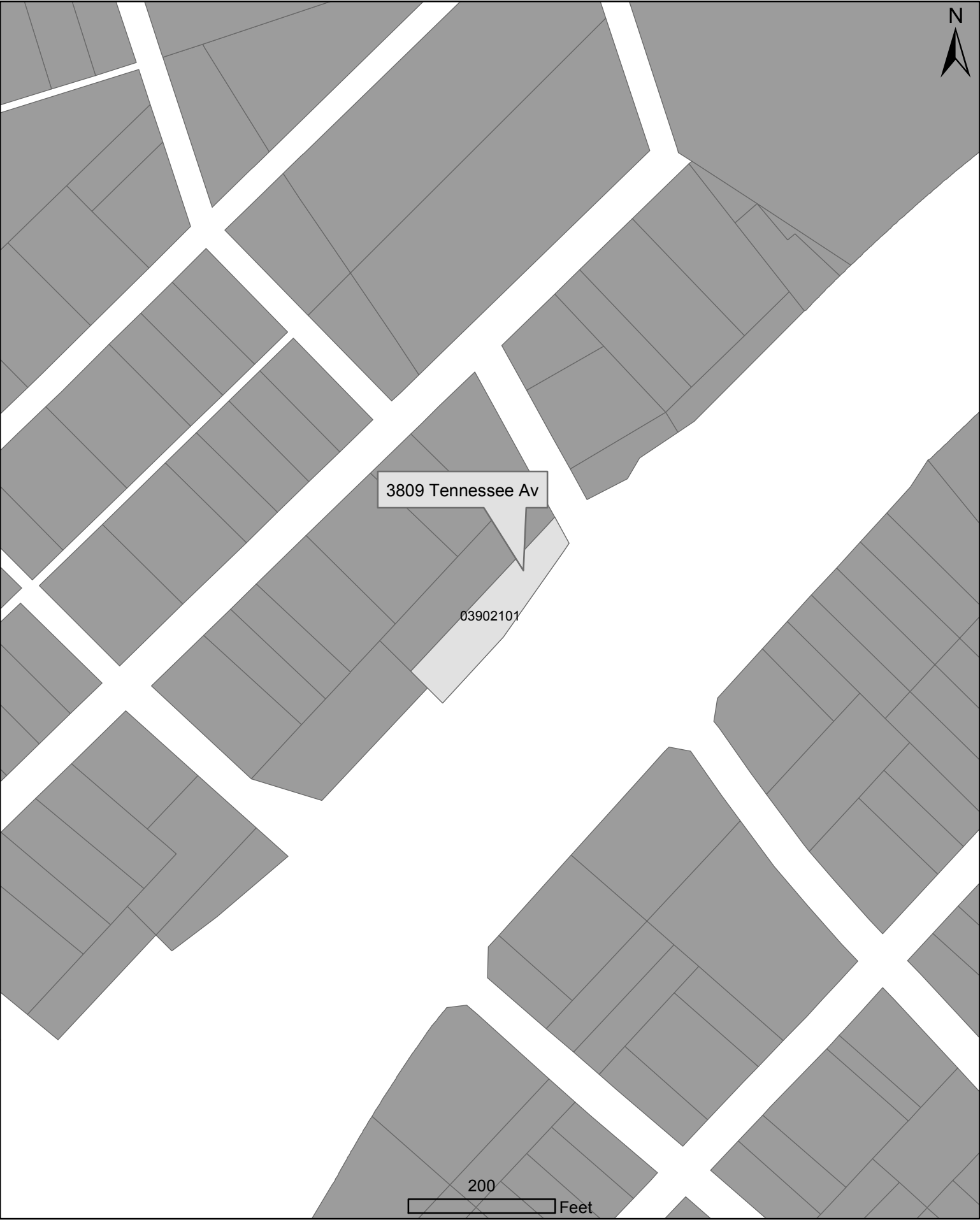
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$34,091 (\$41.57/sq. ft.), which is 281.74% of the structure tax value, which is \$12,100.

- 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. Missing walls and ceiling covering. Windows are inoperable. Missing smoke and carbon monoxide detectors. Areas of roof sheathing not structurally sound. Roof covering loose/damaged. Damaged electrical wiring. Missing plumbing fixtures. Heating equipment not present.
- The building is 64 years old and consists of 820 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

3809 Tennessee Avenue



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