

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 9413 SPRUCE PINE PLACE 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 ALBERT YOUNG 9413 SPRUCE PINE PLACE CHARLOTTE NC 28210

WHEREAS, the dwelling located at 9413 Spruce Pine Place 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 9413 Spruce Pine Place 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	9413 Spruce Pine Place
Neighborhood	Neighborhood Profile Area 142
Council District	#6
Owner(s)	Albert Young
Owner(s) Address	9413 Spruce Pine Place Charlotte, NC 28210
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Received title search revealing party in interest:	10/28/2016
◆ Date of the Inspection:	12/07/2016
◆ Owner and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	12/23/2016
◆ Held hearing for owner and party in interest by:	01/10/2017
◆ Owner and party in interest attend hearing:	No
◆ Owner and party in interest ordered to demolish structure by:	02/09/2017
◆ Filed Lis Pendens:	01/12/2017 02/16/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$7,568
◆ 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: \$34,565	Acquisition & Rehabilitation Cost (Existing structure: 1,014 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$167,677	New Replacement Structure Cost (Structure: 1,014 sq. ft. total) Economic Life: 50 years Estimated cost-\$194,511	Estimated Demolition Cost \$7,568
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 37,400 - Terrace: \$ 300 - Land: \$ 17,000 Total Acquisition: \$ 54,700 Estimated Rehabilitation Cost: \$ 50,700 Outstanding Loans \$ 54,000 Property Taxes owed: \$ 6,141 Interest on Taxes owed: \$ 2,136 Total: \$ 112,977	Acquisition: Tax values: - Structure: \$ 37,400 - Terrace: \$ 300 - Land: \$ 17,000 Total Acquisition: \$ 54,700 New structure: \$ 69,966 Estimated demolition cost: \$ 7,568 Outstanding Loans: \$ 54,000 Property Taxes owed: \$ 6,141 Interest on Taxes owed: \$ 2,136 Total: \$ 139,811	

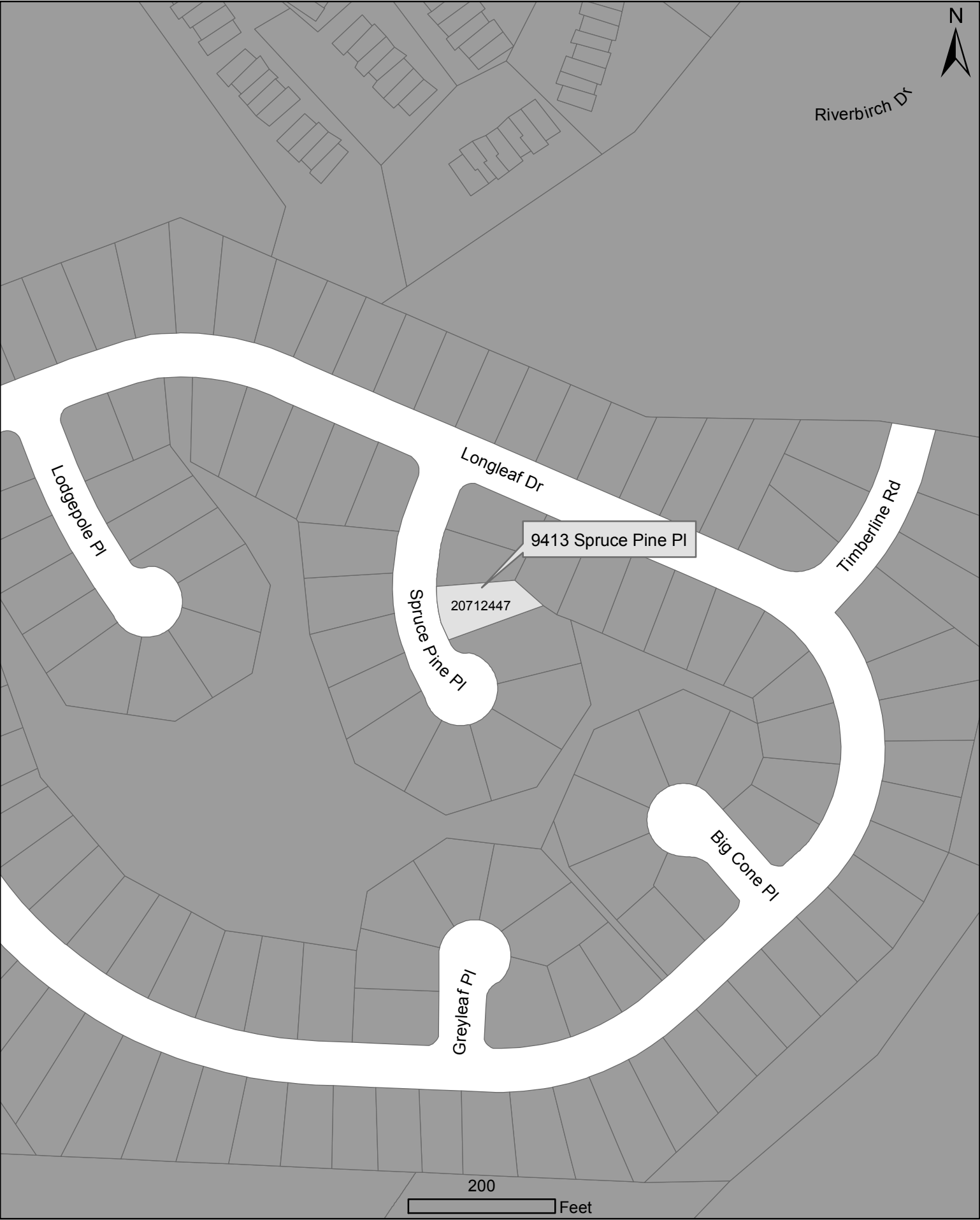
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$34,565 (\$34.08/sq. ft.), which is 92.419% of the structure tax value, which is \$37,400.

- 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. Moisture damaged 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 fixtures. Missing plumbing fixtures. Heating equipment not operational.
- The building is 45 years old and consists of 1,014 square feet total.
- A new 1,014 sq. ft. structure can be built for \$69,966.

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