

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 7820 EAST W T HARRIS BLVD 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 FORESTINA L. DEAN 7826 EAST W.T.HARRIS BLVD CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 7820 East W T Harris Blvd 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 7820 East W T Harris Blvd 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	7820 East W T Harris Blvd
Neighborhood	Neighborhood Profile Area 183
Council District	#5
Owner(s)	Forestina L. Dean
Owner(s) Address	7826 East W T Harris Blvd Charlotte, NC 28227
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Petition
◆ Date of the Inspection:	09/23/2015
◆ Title report received, revealing party in interest:	10/02/2015
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	11/09/2015
◆ Held hearing for owner(s) and party in interest by:	12/07/2015
◆ Owner(s) and party in interest attend hearing:	No
◆ Owner(s) and party in interest ordered to demolish structure by:	08/18/2016
◆ Filed Lis Pendens:	03/08/2017
◆ Title report updated revealing no change.	05/02/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$6,462
◆ 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: \$25,625	Acquisition & Rehabilitation Cost (Existing structure: 856 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$116,769	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$149,431	Demolition Cost \$6,462
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 38,900 - Land: \$ 31,000 Total Acquisition: \$ 69,900 Estimated Rehabilitation Cost: Cost: \$ 42,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,212 Interest on Taxes owed: \$ 857 Total: \$ 46,869	Acquisition: Tax values - Structure: \$ 38,900 - Land: \$ 31,000 Total Acquisition: \$ 69,900 New structure: \$ 69,000 Demolition: \$ 6,462 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,212 Interest on Taxes owed: \$ 857 Total: \$ 79,531	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$25,625 (\$29.93/sq. ft.), which is 65.874 % of the structure tax value, which is \$38,900.
- 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, heating and plumbing violations: Moisture damaged wall covering. Floor joists and subflooring decayed. Wall framing not structurally sound. Windows are inoperable. Damaged entry door. Heating equipment not operational, duct work damaged. Unsafe electrical wiring observed. Plumbing drain pipe broken.
- The building is 56 years old and consists of 856 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

7820 E WT Harris Boulevard



7820 East W T Harris Blvd

