

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 9836 ALBEMARLE ROAD (20170005575) 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 SUSAN MARTHA CUNNINGHAM BRAZZELL 1005 WEST TRADE STREET UNIT 3210 CHARLOTTE, NC 28202

WHEREAS, the dwelling located at 9836 Albemarle Road (20170005575) 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 9836 Albemarle Road (20170005575) 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	9836 Albemarle Road (20170005575) Mobile Home
Neighborhood	Neighborhood Profile Area 220
Council District	#5
Owner(s)	Susan Martha Cunningham Brazzell
Owner(s) Address	1005 West Trade Street Unit 3210 Charlotte, NC 28202
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/17/2017
◆ Owner and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/03/2017 03/21/2017
◆ Title report received:	03/10/2017
◆ Held hearing for Owner and Party in Interest by:	03/16/2017 04/05/2017
◆ Owner and Party in Interest attend hearing:	Yes-owner
◆ Filed Lis Pendens:	04/11/2017
◆ Owner and Party in Interest ordered to demolish structure by:	04/6/2017 04/26/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$4,500
◆ 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

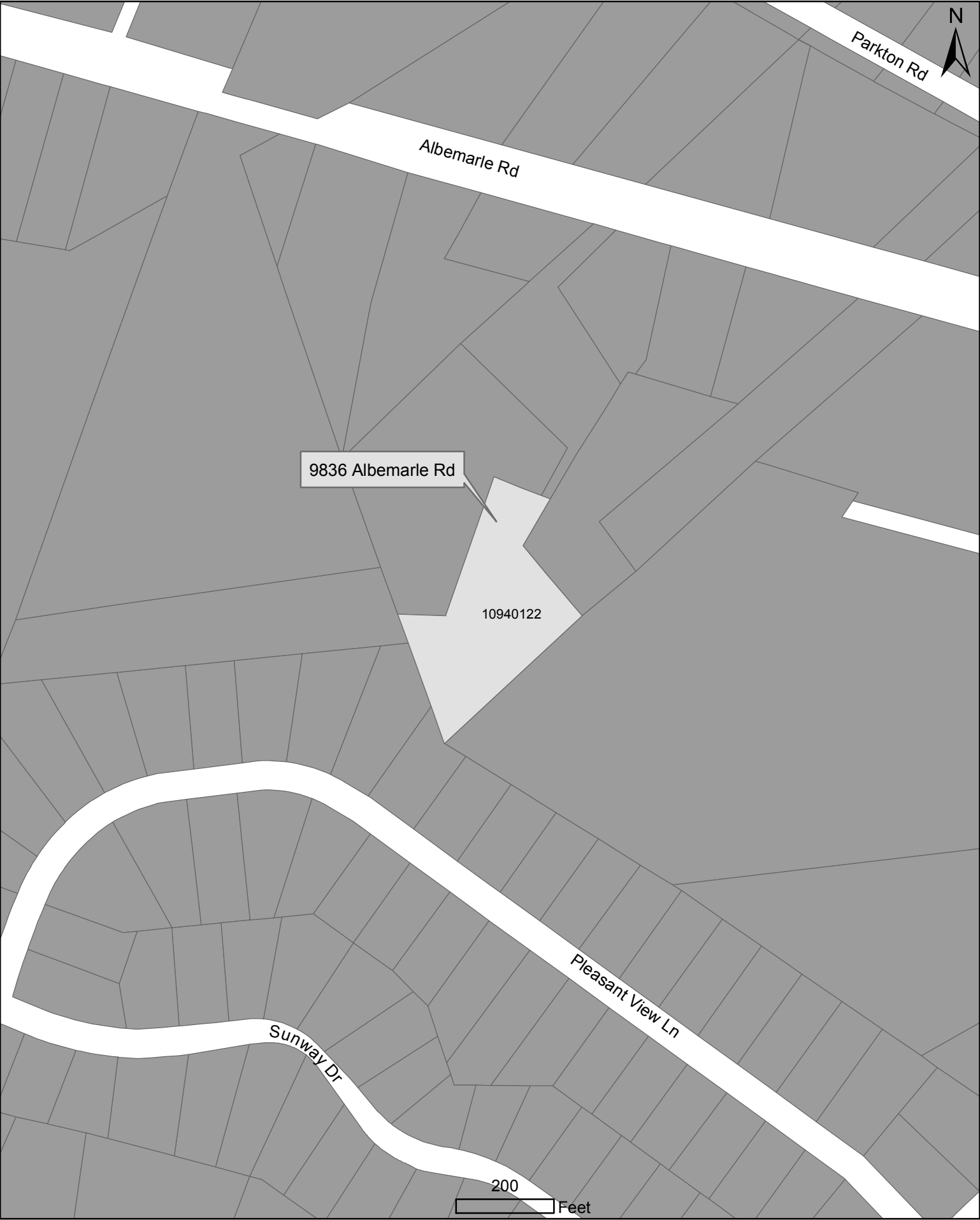
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$18,050	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$4,500
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition and rehabilitation are not applicable, because this is a manufactured home.	Replacement housing is not applicable, because this is a manufactured home.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$18,050 which is 1,504% of the structure tax value, which is \$1,200.
- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violations include: Structural and Heating violations: Roof and walls are not structurally sound. Entry doors are damaged. No heat source. Missing exterior wall covering. Partial roof collapse.
- The age of the manufactured home is unknown.

9836 Albemarle Road



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