

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 619 SHERYL CIRCLE 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 OLGA MORALES 619 SHERYL CIRCLE CHARLOTTE, NC 28217

WHEREAS, the dwelling located at 619 Sheryl Circle 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 619 Sheryl Circle 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	619 Sheryl Circle
Neighborhood	Neighborhood Profile Area 54
Council District	#3
Owner(s)	Olga Morales
Owner(s) Address	619 Sheryl Circle Charlotte, NC 28217
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Petition
◆ Title report received, revealing party in interest:	12/05/2016
◆ Date of the Inspection:	12/08/2016
◆ Owner and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	12/10/2016 12/12/2016 03/21/2017
◆ Held hearings for owner and parties in interest by:	01/13/2017 04/18/2017
◆ Owner and parties in interest attend hearing:	No
◆ Filed Lis Pendens:	01/25/2017
◆ Owner and parties in interest ordered to demolish structure by:	02/09/2017 05/22/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$4,955
◆ 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

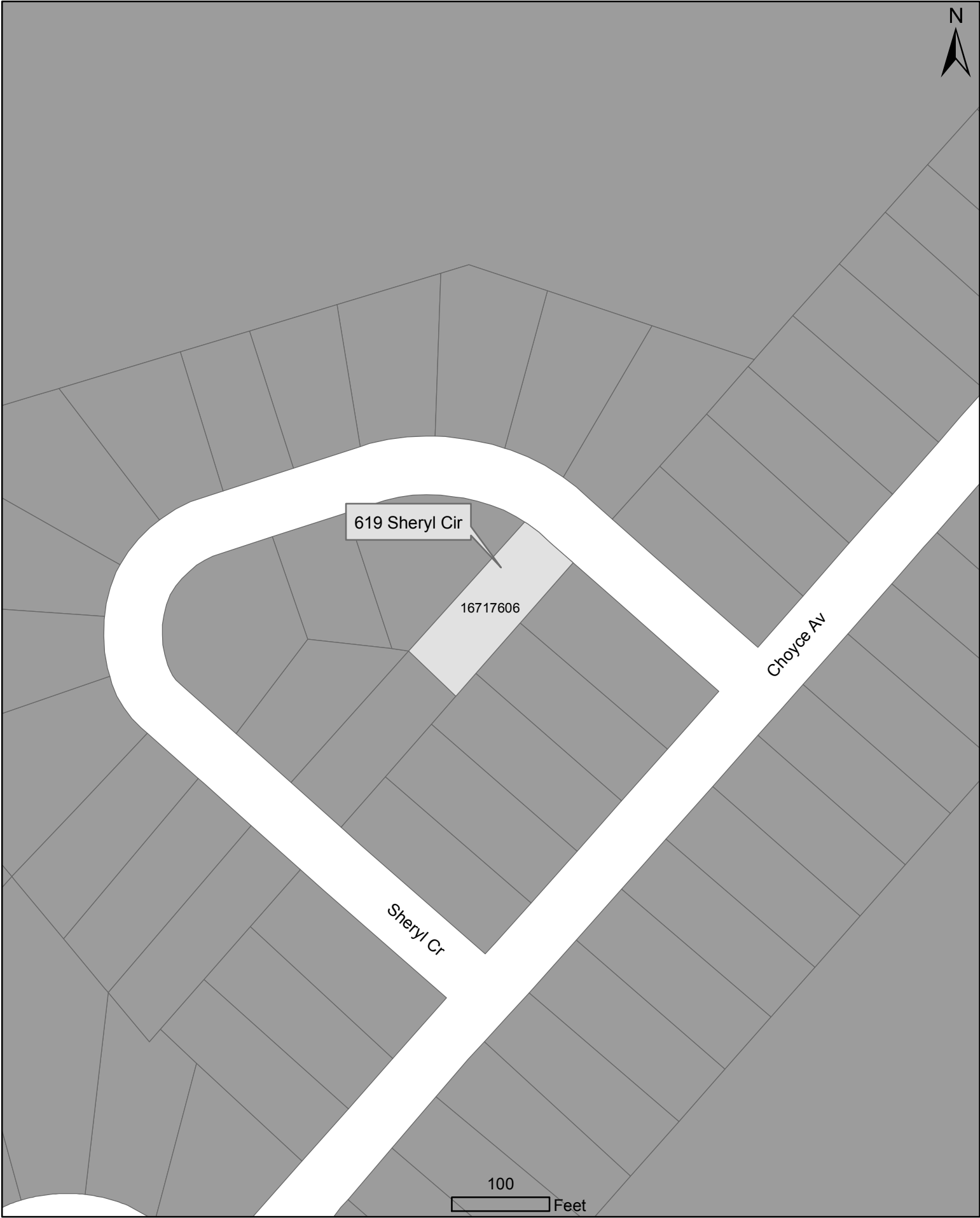
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$44,050	Acquisition & Rehabilitation Cost (Existing structure: 897 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$151,850	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$180,955	Demolition Cost \$4,955
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 41,300 - Storage/Carport: \$ 1,400 - Land: \$ 14,300 Total Acquisition: \$ 57,000 Estimated Rehabilitation Cost: Cost: \$ 44,850 Outstanding Loans \$ 50,000 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 94,850	Acquisition: Tax values - Structure: \$ 41,300 - Storage/Carport: \$ 1,400 - Land: \$ 14,300 Total Acquisition: \$ 57,000 New structure: \$ 69,000 Demolition: \$ 4,955 Outstanding Loans: \$ 50,000 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 123,955	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$44,050 (\$49.10 /sq. ft.), which is 106.658% of the structure tax value, which is \$41,300.
- 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 and heating violations: Moisture damage interior walls. Areas of ceiling covering missing. Decayed wall framing and subflooring. Broken window glass. Decayed roof sheathing. Loose and damaged roof covering. Damaged light fixtures and receptacles. Heating equipment not operational.
- The building is 62 years old and consists of 897 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

619 Sheryl Circle



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