

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 905 AILEEN 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 UNKNOWN HEIRS OF IRA B. LAUDERDALE 905 AILEEN CIRCLE PINEVILLE, NC 28134

WHEREAS, the dwelling located at 905 Aileen 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 905 Aileen 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 | 905 Aileen Circle |
| Neighborhood | Neighborhood Profile Area 116 |
| Council District | #3 |
| Owner(s) | Unknown Heirs of Ira B. Lauderdale |
| Owner(s) Address | 905 Aileen Circle Pineville, NC 28134 |
| KEY FACTS | |
| Focus Area | Housing & Neighborhood Development & Community Safety Plan |
| CODE ENFORCEMENT INFORMATION | |
| ◆ Reason for Inspection: | Field Observation |
| ◆ Date of the Inspection: | 03/30/2017 |
| ◆ Received title search: | 04/24/2017 |
| ◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by: | 05/09/2017 |
| ◆ Held hearing for owner(s) by: | 06/13/2017 |
| ◆ Owner(s) attend hearing: | No |
| ◆ Owner(s) ordered to demolish structure by: | 07/13/2017 |
| ◆ Filed Lis Pendens: | 07/26/2017 |
| ◆ Owner(s) has not repaired, or complied with order to demolish. | |
| ◆ Structure occupied: | No |
| ◆ Estimated demolition cost: | \$8,854 |
| ◆ 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: \$45,457 | Acquisition & Rehabilitation Cost (Existing structure: 1,048 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$94,726 | New Replacement Structure Cost (Structure: 1,048 sq. ft. total) Economic Life: 50 years Estimated cost-\$123,492 | Estimated Demolition Cost \$8,854 |
| In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value. | Acquisition: Tax values: - Structure: \$ 26,800 - Storage: \$ 0 and: \$ 14,300 Total Acquisition: \$ 41,100 Estimated Rehabilitation Cost: \$ 52,400 Outstanding Loans \$ 0 Property Taxes owed: \$ 1,183 Interest on Taxes owed: \$ 43 Total: \$ 53,626 | Acquisition: Tax values: - Structure: \$ 26,800 - Storage: \$ 0 Land: \$ 14,300 Total Acquisition: \$ 41,100 New structure: \$ 72,312 Estimated Demolition cost: \$ 8,854 Outstanding Loans: \$ 0 Property Taxes owed: \$ 1,183 Interest on Taxes owed: \$ 43 Total: \$ 82,392 | |

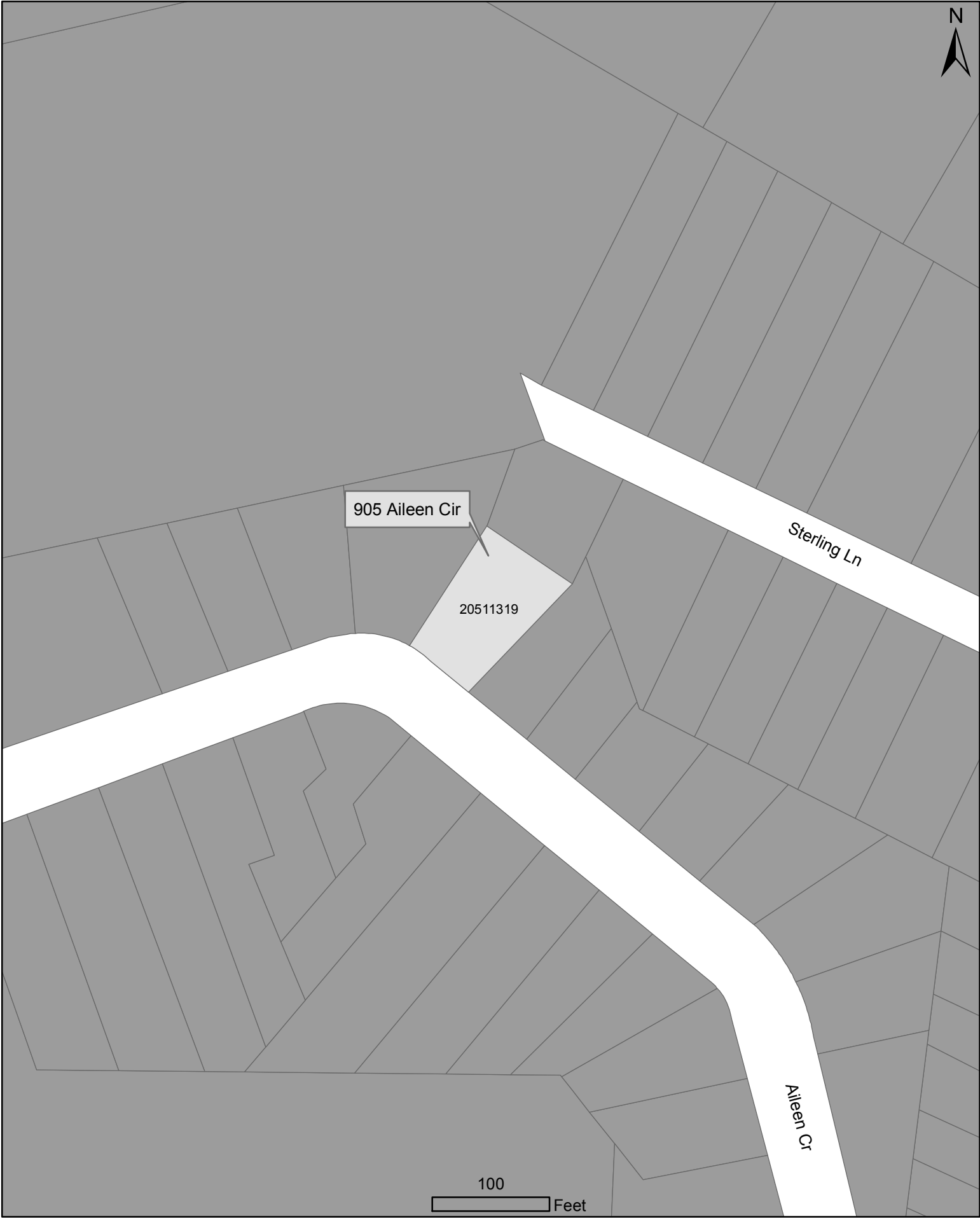
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$45,457 (\$43.37/sq. ft.), which is 169.61% of the structure tax value, which is \$26,800.

- 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, plumbing, electrical and heating violations: Wall framing not structurally sound. Interior walls and ceiling covering missing. Decayed window sills. Missing areas of exterior siding and trim. Damaged entry doors. Damaged plumbing fixtures. Cut/damaged electrical wiring. Heating equipment missing.
- The building is 59 years old and consists of 1,048 square feet total.
- A new 1,048 sq. ft. structure can be built for \$72,312.

905 Aileen Circle



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