

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4336 CONNELLY 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 WILLETTE W. WOODS 4336 CONNELLY CIRCLE CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 4336 Connelly 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 4336 Connelly 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	4336 Connelly Circle
Neighborhood	Neighborhood Profile Area 114
Council District	#3
Owner(s)	Unknown Heirs of Willette W. Woods
Owner(s) Address	4336 Connelly Circle Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency Referral Charlotte Fire Department
◆ Date of the Inspection:	01/10/2017
◆ Received title search:	02/23/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/10/2017
◆ Held hearing for owner(s) by:	04/04/2017
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	09/18/2017
◆ Filed Lis Pendens:	03/23/2017 10/11/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$5,070
◆ 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: \$70,295	Acquisition & Rehabilitation Cost (Existing structure: 1,057 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$132,223	New Replacement Structure Cost (Structure: 1,057 sq. ft. total) Economic Life: 50 years Estimated cost-\$157,376	Estimated Demolition Cost \$5,070
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 37,500 - Land: \$ <u>33,200</u> Total Acquisition: \$ 70,700 Estimated Rehabilitation Cost: \$ 52,850 Outstanding Loans \$ 0 Property Taxes owed: \$ 6,682 Interest on Taxes owed: \$ <u>1,991</u> Total: \$ 61,523	Acquisition: Tax values: - Structure: \$ 37,500 - Land: \$ <u>33,200</u> Total Acquisition: \$ 70,700 New structure: \$ 72,933 Estimated demolition cost: \$ 5,070 Outstanding Loans: \$ 0 Property Taxes owed: \$ 6,682 Interest on Taxes owed: \$ <u>1,991</u> Total: \$ 86,676	

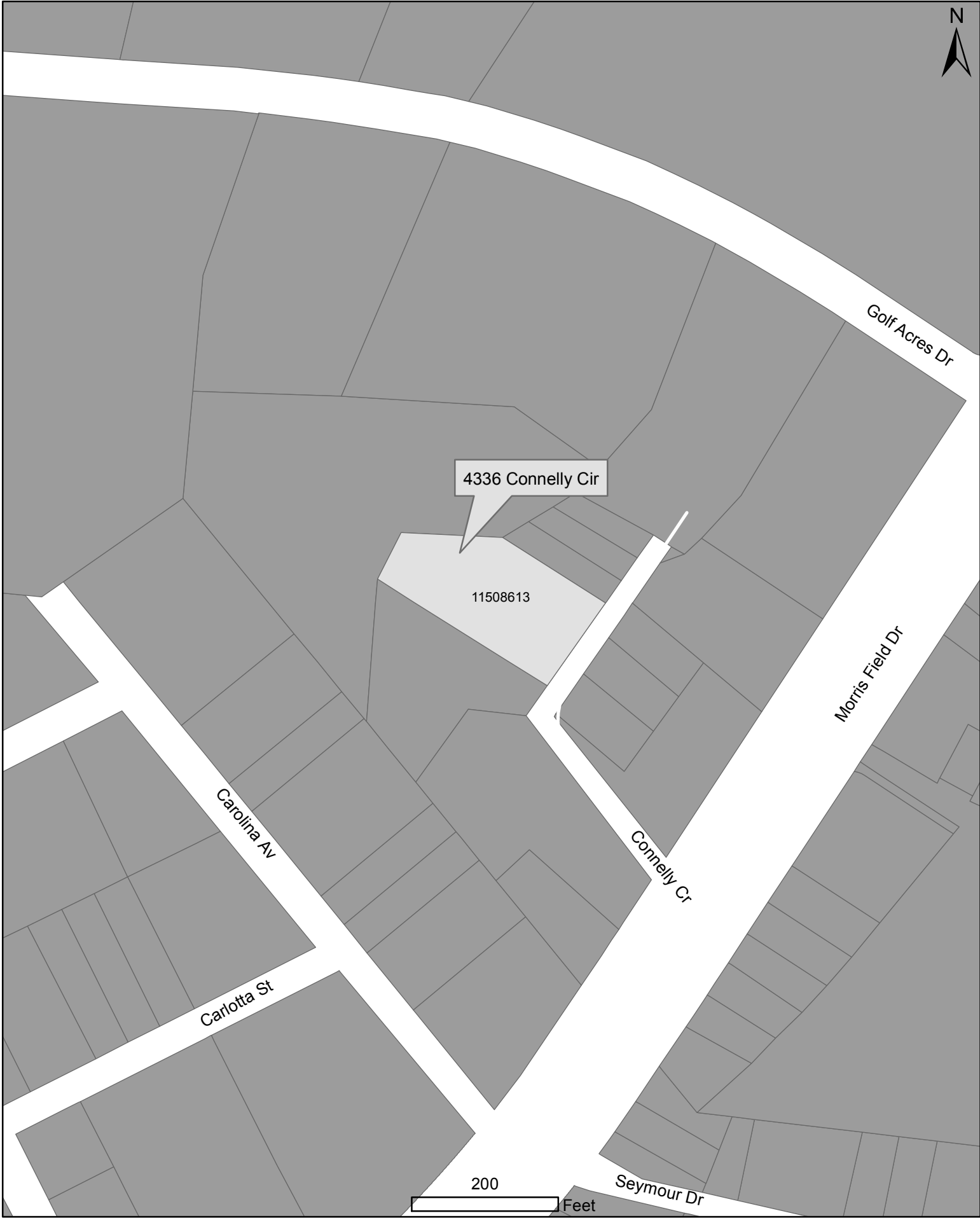
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$70,295 (\$66.50 /sq. ft.), which is 187.45% of the structure tax value, which is \$37,500.

- 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. Fire damaged interior ceiling and wall covering. Windows are damaged. Fire damaged wall structure, roof rafters and sheathing. Fire damaged electrical wiring. Plumbing supply and drain piping damaged. Fire damaged heating equipment and water heater. Accessory building not in safe substantial condition.
- The building is 71 years old and consists of 1,057 square feet total.
- A new 1,057 sq. ft. structure can be built for \$72,933.

4336 Connelly Circle



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