

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 9836 OLD DOWD ROAD 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 EMMIE R. SCHRADER 203 WOOD LANE HILLSVILLE, VA 24343

WHEREAS, the dwelling located at 9836 Old Dowd Road 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 Old Dowd Road 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:

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Senior Assistant City Attorney

<b>GENERAL INFORMATION</b>	
Property Address	9836 Old Dowd Road
Neighborhood	Neighborhood Profile Area 35
Council District	Mecklenburg County / Unincorporated
Owner(s)	Unknown Heirs of Emmie R. Schrader
Owner(s) Address	203 Wood Lane Hillsville, VA 24343
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Petition
◆ Title report received:	11/13/2014
◆ Date of the Inspection:	11/24/2014
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/03/2015
◆ Held hearing for owner(s) by:	02/24/2015
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	04/10/2015
◆ Filed Lis Pendens:	04/17/2015
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Title search updated revealing no change:	03/18/2016 02/06/2017
◆ Structure occupied:	No
◆ Demolition cost:	\$3,325
◆ 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

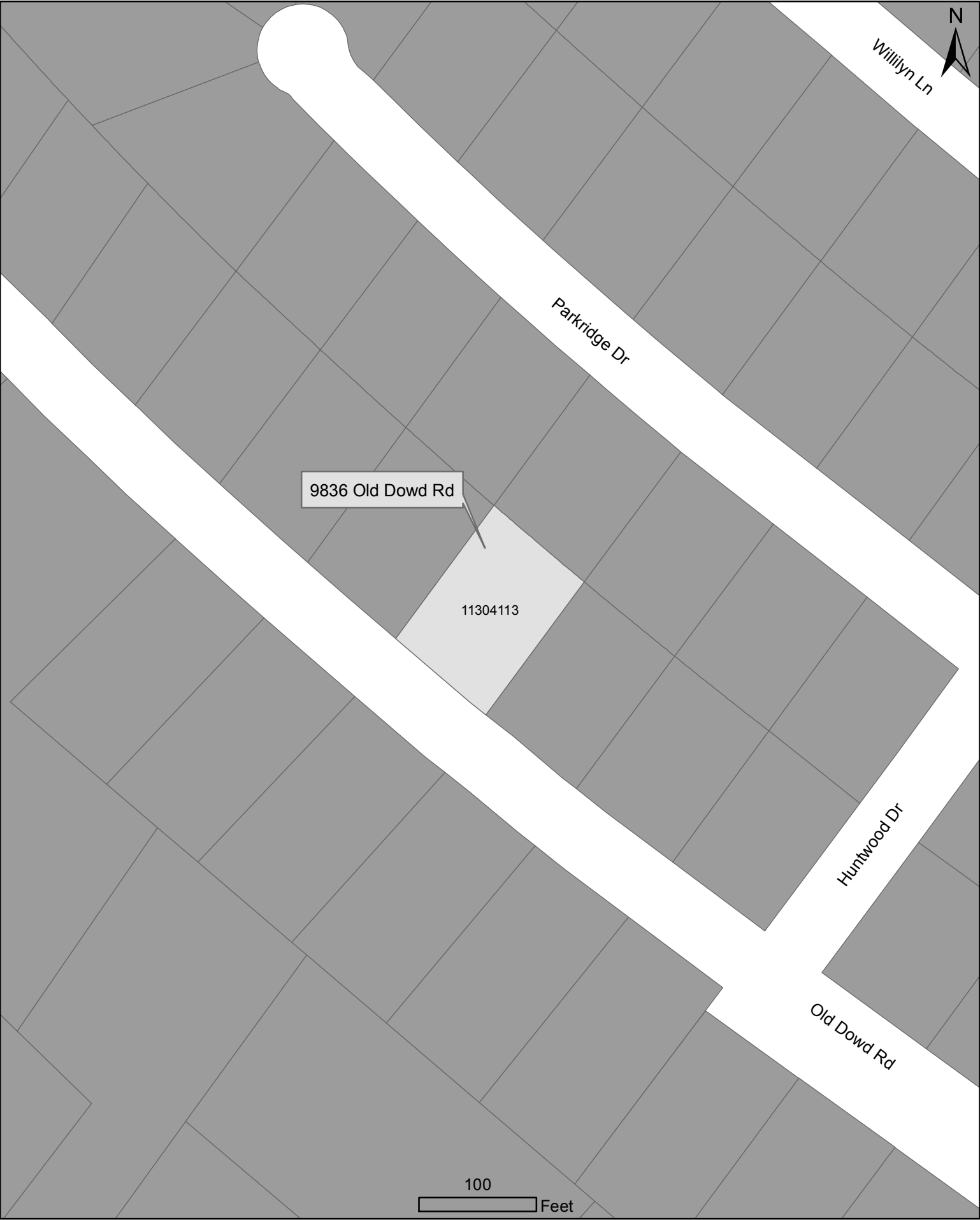
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$10,975	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$3,325
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition and rehabilitation are not applicable, because this is a manufactured home.	Replacement housing is not applicable, because this structure is manufactured home.	

## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$10,975 which is 914% 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 violations: Flooring not structurally sound. Holes in interior wall covering. Damaged exterior doors. Missing ceiling covering. Inoperable windows.
- Manufactured home is 46 years old.

# 9836 Old Dowd Road





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