

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 414 DAWN 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 WIGGINS INVESTMENTS, LLC 3611 MT.HOLLY-HUNTERSVILLE ROAD SUITE 204-123 CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 414 Dawn 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 414 Dawn 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	414 Dawn Circle
Neighborhood	Neighborhood Profile Area 371
Council District	#4
Owner(s)	Wiggins Investments, LLC
Owner(s) Address	3611 Mt.Holly-Huntersville Road Charlotte, NC 28216
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	09/19/2017
◆ Title report received revealing party in interest:	09/28/2017
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	10/10/2017
◆ Held hearing for owner(s) and party in interest by:	10/23/2017
◆ Owner(s) and party in interest attend hearing:	No
◆ Filed Lis Pendens:	12/14/2017
◆ Owner(s) and party in interest ordered to demolish structure by:	12/22/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,395
◆ 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

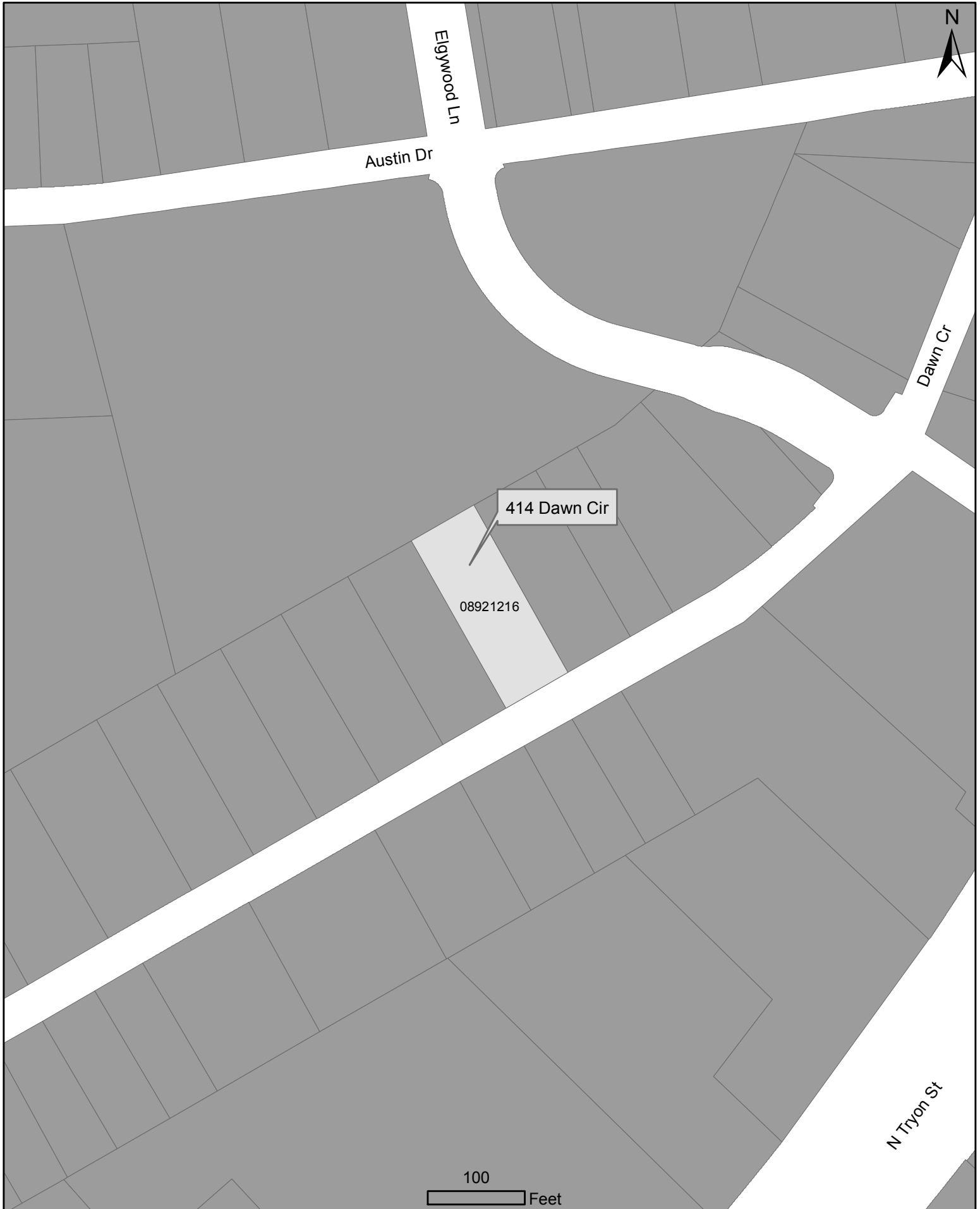
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$32,280	Acquisition & Rehabilitation Cost (Existing structure: 1,185 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$424,275	New Replacement Structure Cost (Structure: 1,185 sq. ft. total) Economic Life: 50 years Estimated cost-\$453,185	Estimated Demolition Cost \$6,395
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 31,900 - Carport/Shed: \$ 1,500 - Land: \$ <u>12,800</u> Total Acquisition: \$ 46,200 Estimated Rehabilitation Cost: \$ 59,250 Outstanding Loans \$ 300,000 Property Taxes owed: \$ 10,892 Interest on Taxes owed: \$ <u>7,933</u> Total: \$ 378,075	Acquisition: Tax values: - Structure: \$ 1,900 - Carport/Shed: \$ 1,500 - Land: \$ <u>12,800</u> Total Acquisition: \$ 46,200 New structure: \$ 81,765 Estimated demolition cost: \$ 6,395 Outstanding Loans: \$ 300,000 Property Taxes owed: \$ 10,892 Interest on Taxes owed: \$ <u>7,933</u> Total: \$ 406,985	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$32,280 (\$27.24/sq. ft.), which is 101.19 % of the structure tax value, which is \$31,900.
- 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: Walls and ceiling covering missing. Subflooring not reasonably level. Floor joists not structurally sound. Ceiling joists broken/decayed. Roof sheathing not structurally sound. Windows are not weathertight. Decayed fascia and siding (exterior trim). Drain pipe damaged. Plumbing fixtures missing. No heat source provided. Accessory building not in safe substantial condition.
- The building is 61 years old and consists of 1,185 square feet total.
- A new 1,185 sq. ft. structure can be built for \$81,765.

414 Dawn Circle



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