

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE ACCESSORY STRUCTURE AT 5009 SAN FRANCISCO CR 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 STRUCTURE BEING THE PROPERTY OF KENNETH WARDELL SPEARS 5009 SAN FRANCISCO CR CHARLOTTE, NC 28216

WHEREAS, the accessory structure located at 5009 San Francisco Cr 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 structure(s); 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 accessory structure located at 5009 San Francisco Cr 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	5009 San Francisco Cr (Accessory Structure)
Neighborhood	Neighborhood Profile Area 209
Council District	#2
Owner(s)	Kenneth Wardell Spears
Owner(s) Address	5009 San Francisco Cr Charlotte, NC 28216
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	06/07/2016
◆ Owner and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	06/15/2016 09/06/2017
◆ Held hearing for owner and party in interest by:	07/12/2016 09/27/2017
◆ Owner and party in interest attend hearing:	Yes (Owner)
◆ Owner and party in interest ordered to demolish structure by:	08/10/2016 10/27/2017
◆ Received appeal from owner:	07/21/2016
◆ Housing Appeals Board upheld order to demolish:	03/14/2017
◆ Filed Lis Pendens:	03/23/2017
◆ Received title search:	08/23/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure(s) occupied:	No
◆ Estimated demolition cost:	\$3,500
◆ 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.

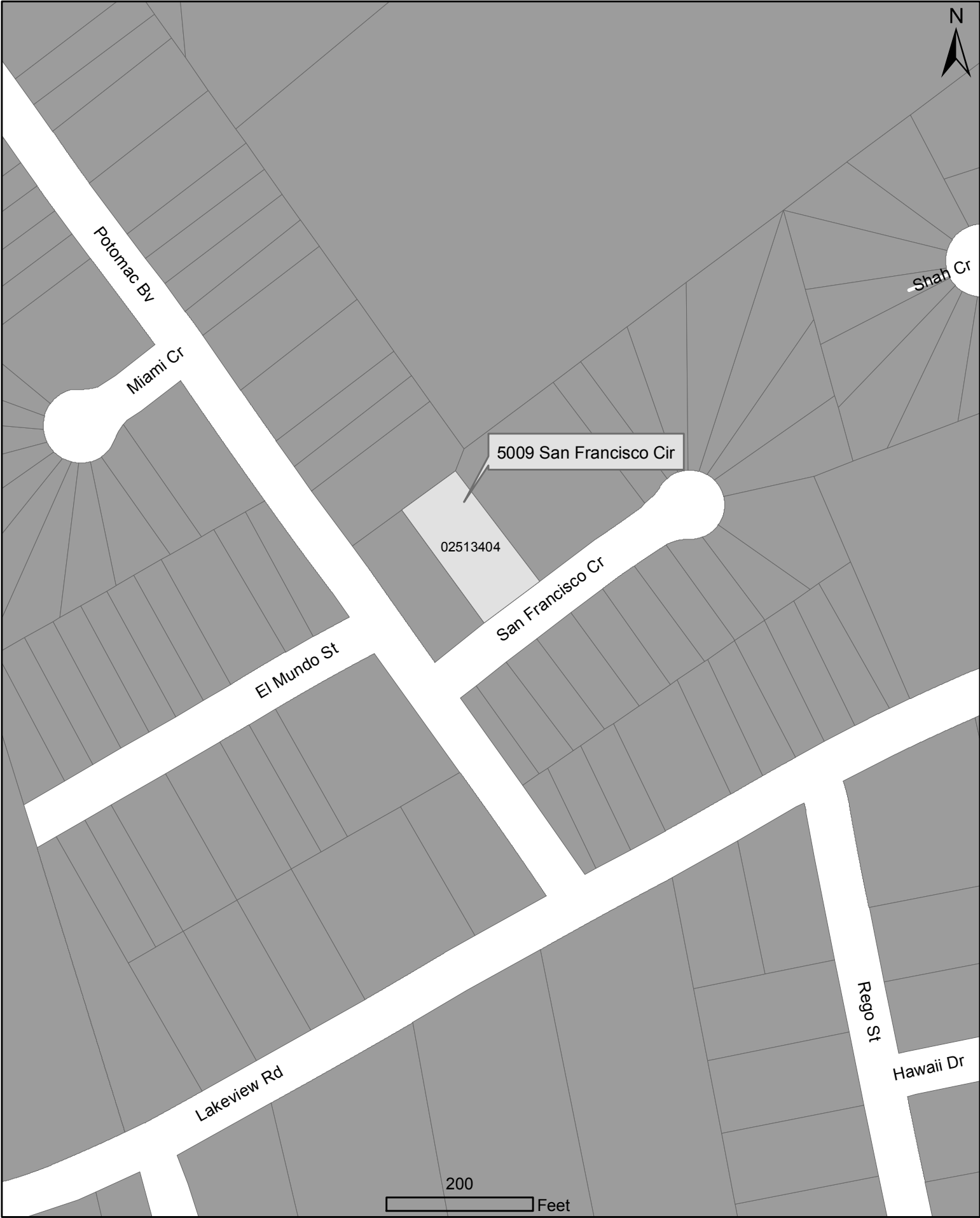
OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
In-Rem Repair is not recommended. Because this is an accessory structure.	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Estimated demolition Cost \$3,500
	Acquisition and rehabilitation are not applicable.	Replacement housing is not applicable.	

RECOMMENDATION FOR DEMOLITION

- Demolition is recommended because:
- City rehab costs analysis is not applicable.
  - New construction analysis is not applicable.
  - Violation: Carport section of accessory structure not in safe and substantial condition.
  - The age of the structure is unknown.
  - Estimated cost to repair \$10,000.

# 5009 San Francisco Circle



5009 San Francisco Cr

