

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 915 CANTWELL STREET 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 DUNG NGUYEN AND PHUONG DO NGUYEN A/K/A PHUONG NGOC DO 3132 MORNING MIST LANE CHARLOTTE, NC 28273

WHEREAS, the dwelling located at 915 Cantwell Street 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 915 Cantwell Street 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	915 Cantwell Street
Neighborhood	Neighborhood Profile Area 385
Council District	#2
Owner(s)	Dung Nguyen and Phuong Do Nguyen a/k/a Phuong Ngoc Do
Owner(s) Address	3132 Morning Mist Lane Charlotte, NC 28273
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Tenant Complaint
◆ Date of the Inspection:	09/07/2016
◆ Received title search revealing Party in Interest:	09/27/2016
◆ Owner(s) and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	10/20/2016
◆ Held hearing for Owner(s) and Party in Interest by:	11/16/2016
◆ Owner(s) and Parties in Interest attend hearing:	Yes (Owner)
◆ Owner(s) and Party in Interest ordered to demolish structure by:	12/19/2016
◆ Filed Lis Pendens:	11/03/2016 01/12/2017
◆ Extension(s) granted to owner to demolish by:	01/19/2017 02/21/2017 03/31/2017 05/03/2017
◆ Owner(s) issued a Supplemental Order to Repair by:	06/22/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$5,902
◆ 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: \$25,450	Acquisition & Rehabilitation Cost (Existing structure: 776 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$80,300	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$116,402	Estimated Demolition Cost \$5,902
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 30,700 - Land: \$ 10,800 Total Acquisition: \$ 41,500 Estimated Rehabilitation Cost: \$ 38,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 38,800	Acquisition: Tax values: - Structure: \$ 30,700 - Land: \$ 10,800 Total Acquisition: \$ 41,500 New structure: \$ 69,000 Estimated demolition cost: \$ 5,902 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 74,902	

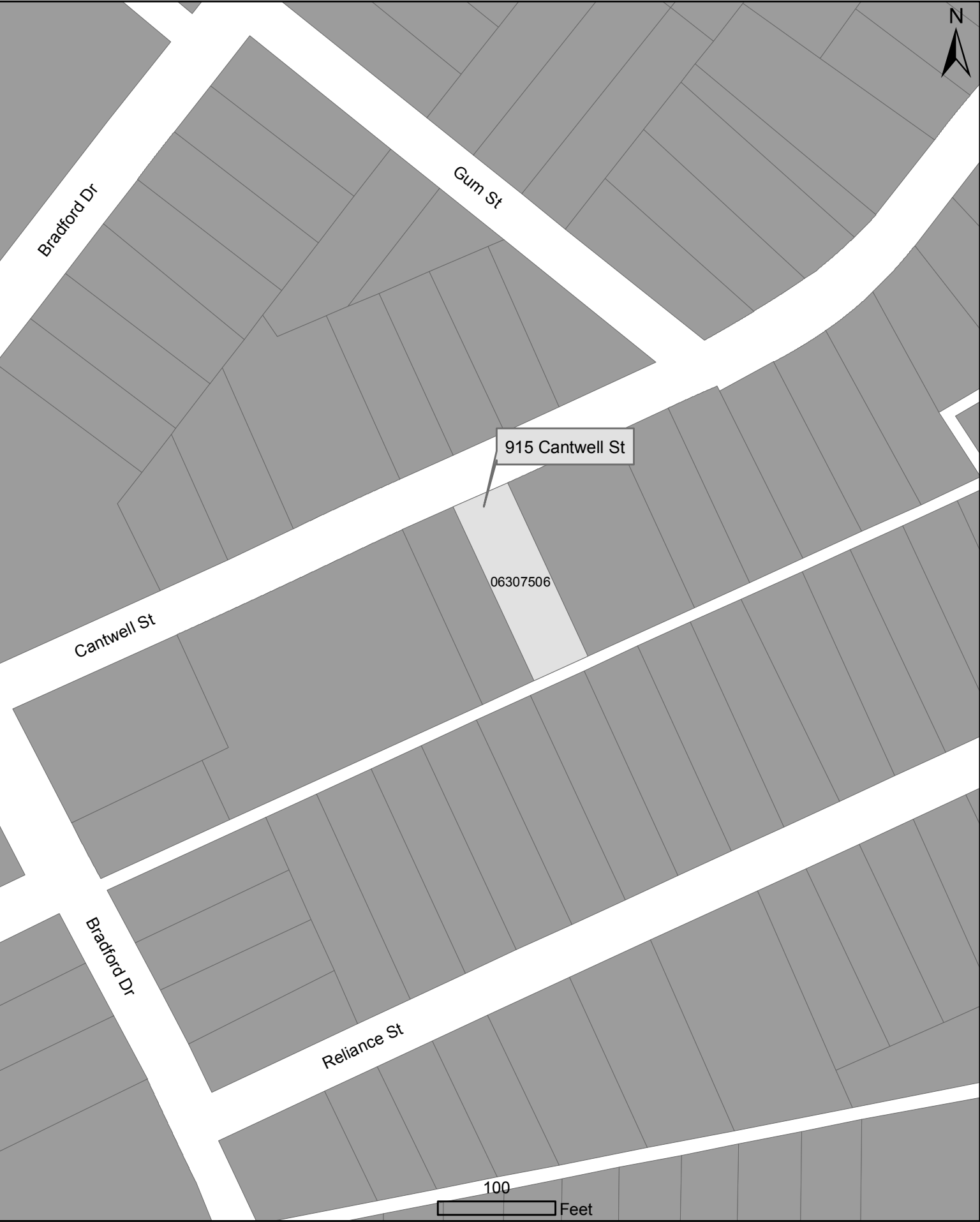
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$25,450 (\$32.79/sq. ft.), which is 82.8993% of the structure tax value, which is \$30,700.

- 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 and plumbing violations. Interior walls and ceiling covering consist of holes and cracks. Damaged entry doors. Decayed subflooring, girder, floor joists and sills. Areas of exterior wood siding decayed. Drain pipe in Kitchen leaks. Loose and damaged roof covering. Missing front cover for electrical breaker box.
- The building is 77 years old and consists of 776 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

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