

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3146 ROSS AVENUE 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 RUFUS MASON 3207 REID AVENUE CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 3146 Ross Avenue 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 3146 Ross Avenue 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	3146 Ross Avenue
Neighborhood	Neighborhood Profile Area 159
Council District	#3
Owner(s)	Unknown Heirs of Rufus Mason
Owner(s) Address	3207 Reid Avenue Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/14/2017
◆ Title report received:	01/11/2018
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	11/13/2017 01/26/2018
◆ Held hearing for owner(s) by:	11/22/2017 02/15/2018
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	12/20/2017 03/22/2018
◆ Filed Lis Pendens:	12/14/2017 03/27/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$8,560
◆ 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

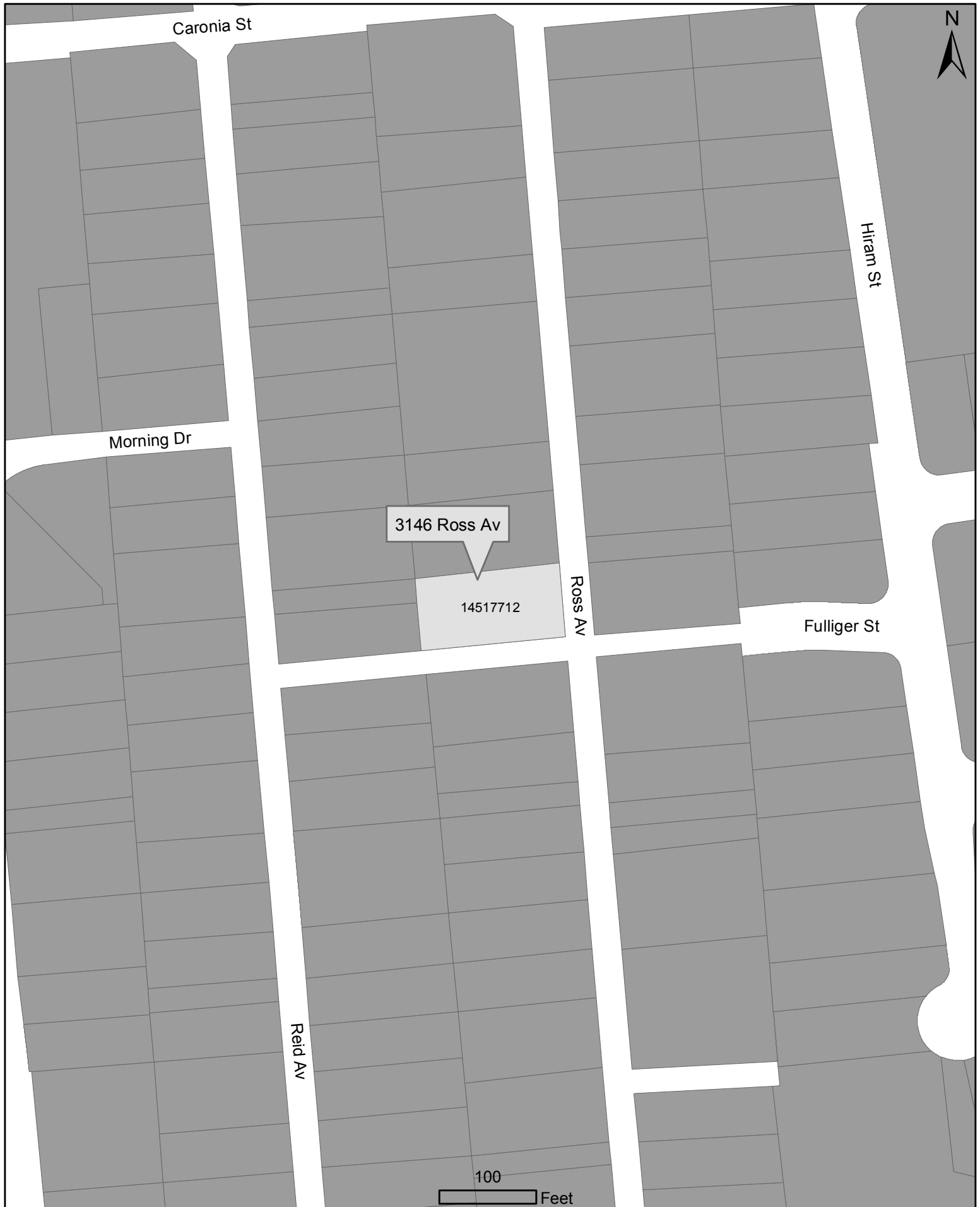
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$46,270	Acquisition & Rehabilitation Cost (Existing structure: 1,156 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$136,980	New Replacement Structure Cost (Structure: 1,156 sq. ft. total) Economic Life: 50 years Estimated cost-\$167,504	Demolition Cost \$8,560
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 44,500 - Land: \$ 28,500 Total Acquisition: \$ 73,000 Estimated Rehabilitation Cost: Cost: \$ 57,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 5,070 Interest on Taxes owed: \$ 1,110 Total: \$ 63,980	Acquisition: Tax values: - Structure: \$ 44,500 - Land: \$ 28,500 Total Acquisition: \$ 73,000 New structure: \$ 79,764 Demolition: \$ 8,560 Outstanding Loans: \$ 0 Property Taxes owed: \$ 5,070 Interest on Taxes owed: \$ 1,110 Total: \$ 94,504	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$46,270 (\$40.02/sq. ft.), which is 103.97 % of the structure tax value, which is \$44,500.
- 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, heating and plumbing violations: Interior wall covering consist of holes/cracks. Missing interior ceiling covering. Windows are inoperable. Areas of subflooring not reasonably level. Exterior siding, fascia and trim decayed/loose. Electrical switches, light fixtures and receptacles damaged and missing. No heat source provided. Damaged plumbing fixtures.
- The building is 67 years old and consists of 1,156 square feet total.
- A new 1,156 sq. ft. structure can be built for \$79,764.

3146 Ross Avenue



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