

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10620 INDEPENDENCE HILL 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 KNOWN AND UNKNOWN HEIRS OF DORIS MOORE MAXWELL, KNOWN AND UNKNOWN HEIRS OF RICHARD BENJAMIN MAXWELL, DORIS MOORE MAXWELL TRUST, CATHERINE JANE MAXWELL, THOMAS M. MAXWELL, THERESIA H. MAXWELL, IAN ALEXANDER MAXWELL TRUST, JOHN K. MAXWELL, SANDRA R. MAXWELL, OLIVER KIMBLE MAXWELL TRUST, EDISON KIMBLE MAXWELL TRUST 3141 BUTTER CHURN LANE MATTHEWS, NC 28105

WHEREAS, the dwelling located at 10620 Independence Hill 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 10620 Independence Hill 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:

Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	10620 Independence Hill Road
Neighborhood	Neighborhood Profile Area 277
Council District	Mecklenburg County / Unincorporated
Owner(s)	Known and Unknown Heirs of Doris Maxwell Moore, Known and Unknown Heirs of Richard Benjamin Maxwell, Catherine Jane Maxwell, Thomas M. Maxwell, Theresia H. Maxwell, Ian Alexander Maxwell Trust, John K. Maxwell, Sandra R. Maxwell, Oliver Kimble Maxwell Trust, Edison Kimble Maxwell Trust
Owner(s) Address	3141 Butter Churn Lane Matthews, NC 28105
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	05/16/2017
◆ Received title search:	07/12/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	08/03/2017 03/02/2018
◆ Held hearing for owner(s) by:	08/18/2017 03/13/2018
◆ Owner(s) attend hearing:	Held conference call
◆ Owner(s) ordered to demolish structure by:	10/02/2017 03/28/2018
◆ Owner(s) submit request for an extension:	11/12/2017
◆ Extension granted to comply by:	01/16/2018
◆ Filed Lis Pendens:	12/06/2017 03/28/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$10,960
◆ 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: \$36,475	Acquisition & Rehabilitation Cost (Existing structure: 2,127 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$166,750	New Replacement Structure Cost (Structure: 2,127 sq. ft. total) Economic Life: 50 years Estimated cost-\$218,123	Estimated Demolition Cost \$10,960
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 15,300 - Accessory Structure:\$ 400 - Land: \$ 44,700 Total Acquisition: \$ 60,400 Estimated Rehabilitation Cost: \$ 106,350 Outstanding Loans \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 106,350	Acquisition: Tax values: - Structure: \$ 15,300 - Accessory Structure: \$ 400 - Land: \$ 44,700 Total Acquisition: \$ 60,400 New structure: \$ 146,763 Estimated demolition cost: \$ 10,960 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 157,723	

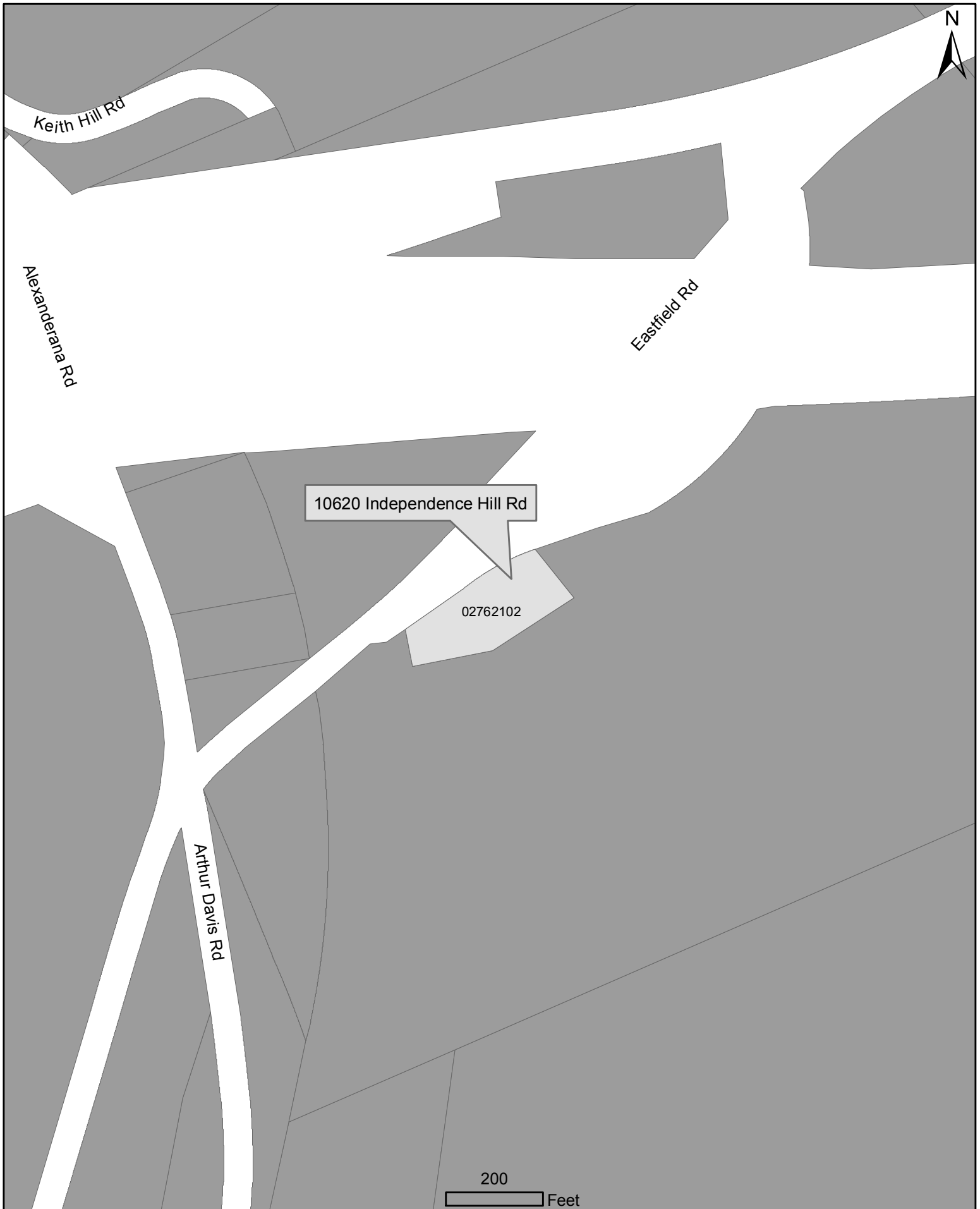
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$36,475 (\$17.14/sq. ft.), which is 236.43% of the structure tax value, which is \$15,300.

- 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, plumbing and heating violations. Missing walls and ceiling covering throughout. Holes/Openings in flooring. Decayed floor joists. Roof covering damaged/loose. Roof sheathing decayed. Roof rafters broken/decayed. Damaged electrical fixtures. Missing plumbing fixtures. Damaged supply and drain piping. Heating ductwork damaged.
- The building is 67 years old and consists of 2,127 square feet total.
- A new 2,127 sq. ft. structure can be built for \$146,763.

10620 Independence Hill Road



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