

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 11026 BEAU RILEY 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 RONALD WAYNE SINGER 1500 TWIFORD ROAD CHARLOTTE, NC 28207

WHEREAS, the dwelling located at 11026 Beau Riley 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 11026 Beau Riley 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	11026 Beau Riley Road
Neighborhood	Neighborhood Profile Area 151
Council District	#7
Owner(s)	Ronald Wayne Singer
Owner(s) Address	1500 Twiford Road Charlotte, NC 28207
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency / Charlotte Fire Department
◆ Date of the Inspection:	12/18/2017
◆ Received title search:	01/12/2018
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/01/2018
◆ Held hearing for owner by:	03/06/2018
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	04/06/2018
◆ Filed Lis Pendens:	04/11/2018
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$30,665
◆ 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: \$337,315	Acquisition & Rehabilitation Cost (Existing structure: 6,887 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$1,465,650	New Replacement Structure Cost (Structure: 6,887 sq. ft. total) Economic Life: 50 years Estimated cost-\$1,627,168	Estimated Demolition Cost \$30,665
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 513,900 - Accessory Building: \$ 5,800 - Land: \$ <u>601,600</u> Total Acquisition: \$ 1,121,300 Estimated Rehabilitation Cost: Cost: \$ 344,350 Outstanding Loans \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ <u>0</u> Total: \$ 344,350	Acquisition: Tax values - Structure: \$ 513,900 - Accessory Building \$ 5,800 - Land: \$ <u>601,600</u> Total Acquisition: \$ 1,121,300 New structure: \$ 475,203 Estimated demolition cost: \$ 30,665 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ <u>0</u> Total: \$ 505,868	

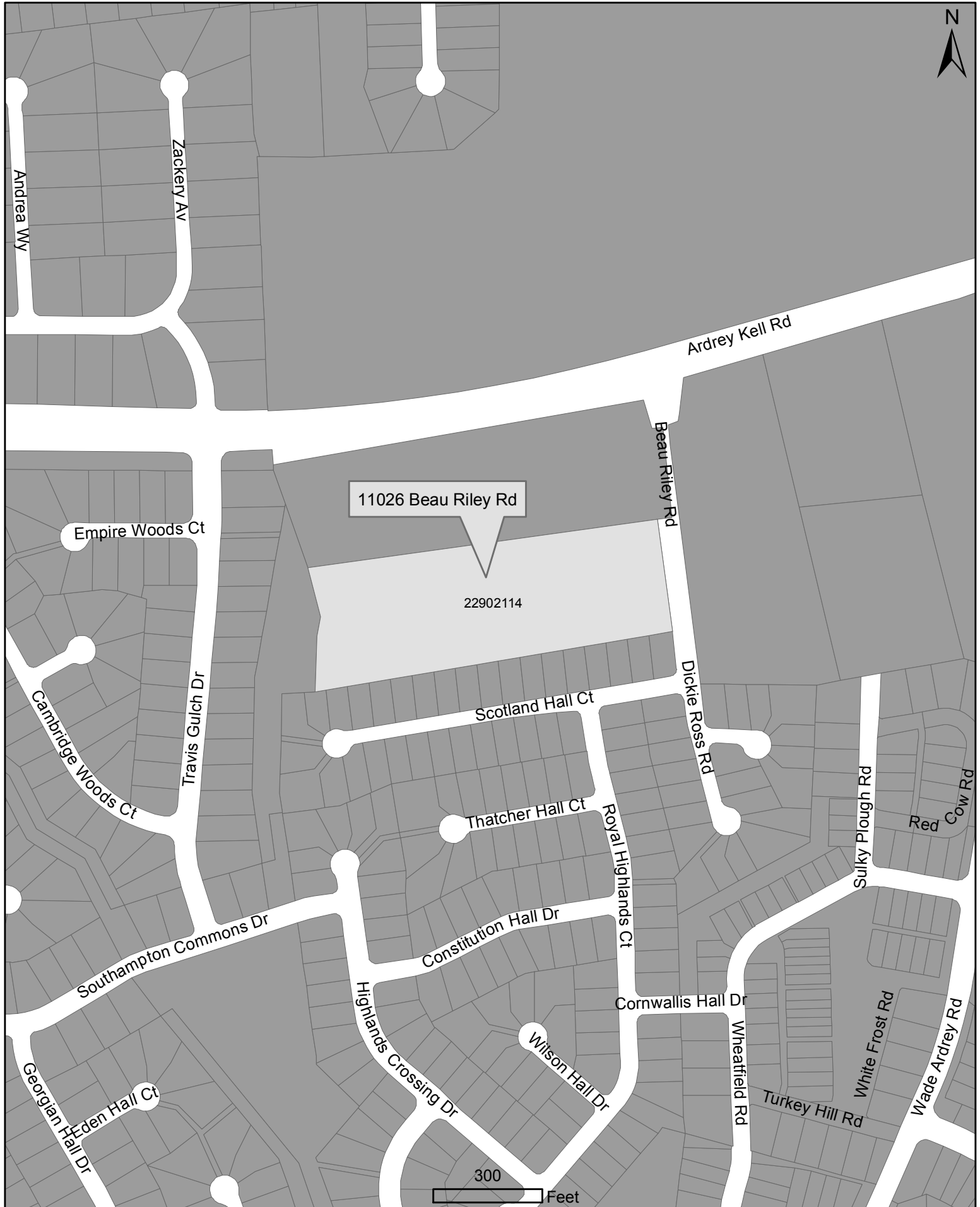
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$337,315 (\$48.97 /sq. ft.), which is 65.638% of the structure tax value, which is \$513,900.

- 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, electrical, plumbing and heating violations. Ceiling and wall covering damaged throughout. Missing and damaged windows. Damaged wall framing and roof rafters. Leaning chimney. Sections of roof sheathing missing. Damaged roof covering. Damaged electrical wiring, fixtures and switches. Plumbing supply and drain piping damaged. Plumbing fixtures are damaged and missing. No heat source provided. Accessory building not in safe substantial condition.
- The building is 21 years old and consists of 6,887 square feet total.
- A new 6,887 sq. ft. structure can be built for \$475,203.

11026 Beau Riley Road



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