

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 5626 MURRAYHILL 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 DONALD J. STEWART 5632 MURRAYHILL ROAD CHARLOTTE, NC 28210

WHEREAS, the dwelling located at 5626 Murrayhill 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 5626 Murrayhill 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	5626 Murrayhill Road
Neighborhood	Neighborhood Profile Area 393
Council District	#6
Owner(s)	Donald J. Stewart
Owner(s) Address	5632 Murrayhill Road Charlotte, NC 28210
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	10/12/2016
◆ Received title search:	11/08/2016
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	11/22/2016
◆ Held hearing for owner by:	12/20/2016
◆ Owner attend hearing:	No
◆ Owner submitted letter of appeal:	12/29/2016
◆ Owner ordered to demolish structure by:	01/24/2017
◆ Housing Appeals Board met and upheld order to demolish:	03/14/2017
◆ Filed Lis Pendens:	04/11/2018
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$10,972
◆ 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: \$83,375	Acquisition & Rehabilitation Cost (Existing structure: 1,521 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$272,656	New Replacement Structure Cost (Structure: 1,521 sq. ft. total) Economic Life: 50 years Estimated cost-\$312,527	Estimated Demolition Cost \$10,972
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 92,300 - Accessory Building: \$ 1,600 - Land: \$ <u>100,000</u> Total Acquisition: \$ 193,900 Estimated Rehabilitation Cost: Cost: \$ 76,050 Outstanding Loans \$ 0 Property Taxes owed: \$ 2,577 Interest on Taxes owed: \$ <u>129</u> Total: \$ 78,756	Acquisition: Tax values: - Structure: \$ 92,300 - Accessory Building \$ 1,600 - Land: \$ <u>100,000</u> Total Acquisition: \$ 193,900 New structure: \$ 104,949 Estimated demolition cost: \$ 10,972 Outstanding Loans: \$ 0 Property Taxes owed: \$ 2,577 Interest on Taxes owed: \$ <u>129</u> Total: \$ 118,627	

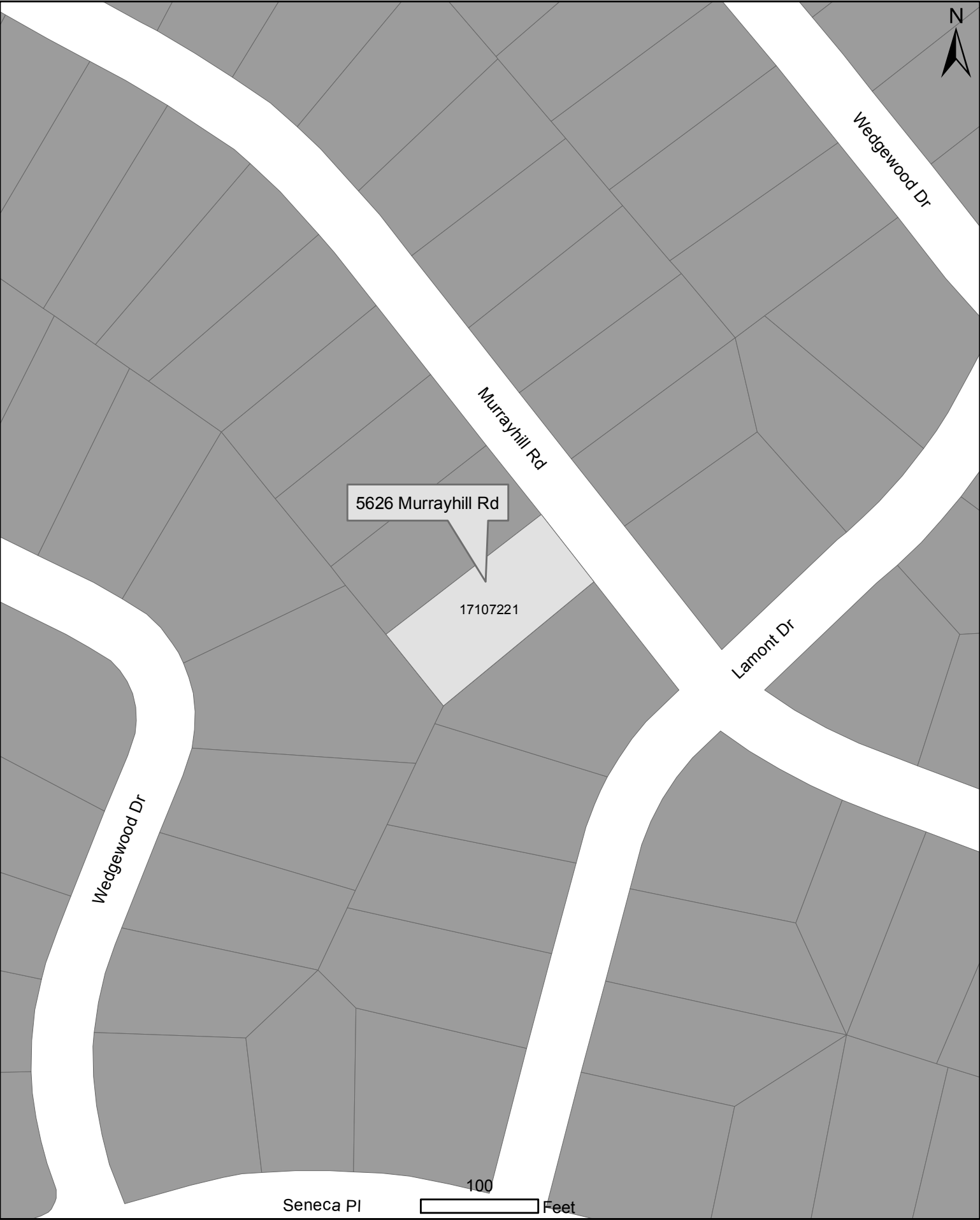
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$83,375 (\$54.81 /sq. ft.), which is 90.330% of the structure tax value, which is \$92,300.

- 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. Ceiling and wall covering damaged throughout. Wall framing not structurally sound. Roof covering damaged. Roof sheathing not structurally sound. Broken roof rafters and ceiling joists. Missing bricks on exterior wall. Damaged electrical breaker box. Damaged plumbing fixtures. Heating equipment not operational. Accessory building not in safe substantial condition.
- The building is 63 years old and consists of 1,521 square feet total.
- A new 1,521 sq. ft. structure can be built for \$104,949.
- House has been damaged by a fallen tree.

5626 Murrayhill Road



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