

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2415 NEWLAND 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 ULYSSES WATKINS JR., BRENDA GALE WATKINS, DWIGHT WAYNE WATKINS, DANIEL EUGENE WATKINS, MARILYN MARIE ABLE 145 JORDAN PLACE FAYETTEVILLE, GA 30215.

WHEREAS, the dwelling located at 2415 Newland 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 2415 Newland 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	2415 Newland Road
Neighborhood	Neighborhood Profile Area 374
Council District	#2
Owner(s)	Ulysses Watkins Jr., Brenda Gale Watkins, Dwight Wayne Watkins, Daniel Eugene Watkins, Marilyn Marie Able
Owner(s) Address	145 Jordan Place Fayetteville, GA 30215
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	11/011/2017
◆ Received title search:	11/02/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	11/20/207
◆ Held hearing for owner(s) by:	12/01/2017
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	04/30/2018 06/20/2018
◆ Filed Lis Pendens:	05/16/2018 06/27/2018
◆ Received updated title search (no change)	08/06/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$13,925
◆ 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: \$67,055	Acquisition & Rehabilitation Cost (Existing structure: 1,634 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$99,605	New Replacement Structure Cost (Structure: 1,634 sq. ft. total) Economic Life: 50 years Estimated cost-\$144,576	Estimated Demolition Cost \$13,925
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 7,600 - Land: \$ 10,000 Total Acquisition: \$ 17,600 Estimated Rehabilitation Cost: Cost: \$ 81,700 Outstanding Loans \$ 0 Property Taxes owed: \$ 305 Interest on Taxes owed: \$ 0 Total: \$ 82,005	Acquisition: Tax values: - Structure: \$ 7,600 - Land: \$ 10,000 Total Acquisition: \$ 17,600 New structure: \$ 112,746 Estimated demolition cost: \$ 13,925 Outstanding Loans: \$ 0 Property Taxes owed: \$ 305 Interest on Taxes owed: \$ 0 Total: \$ 126,976	

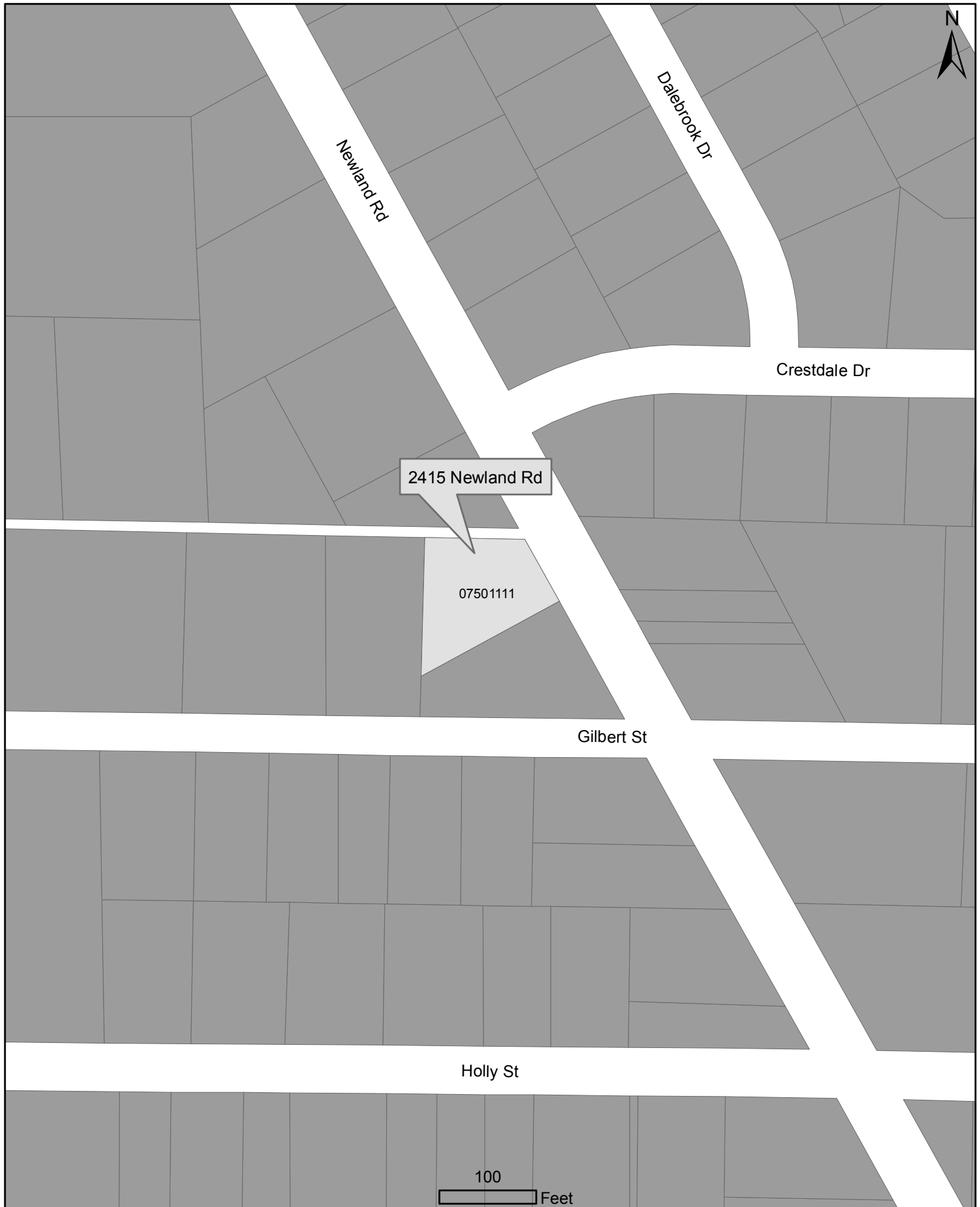
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$67,055 (\$41.03 /sq. ft.), which is 882.30% of the structure tax value, which is \$7,600.

- 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. Subflooring damaged/decayed. Damaged entry doors. Exterior trim decayed. Roof covering loose/damaged. Broken window panes. Damaged electrical breaker box. Damaged plumbing fixtures. Heating equipment missing.
- The building is 77 years old and consists of 1,634 square feet total.
- A new 1,634 sq. ft. structure can be built for \$112,746.

2415 Newland Road



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