

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 212 S. CLOUDMAN STREET 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 MARTHA PIERSON ABERNATHY, MICHAEL PIERSON, WINONA RUTH PIERSON, LEONA JUNE PIERSON, UNKNOWN HEIRS OF FREDERICK LEE PIERSON, UNKNOWN HEIRS OF NICHELLE PIERSON HOOD 521 S. MAPLE STREET DALLAS, NC 28034

WHEREAS, the dwelling located at 212 S. Cloudman Street 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 212 S. Cloudman Street 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	212 S. Cloudman Street
Neighborhood	Neighborhood Profile Area 385
Council District	#2
Owner(s)	Martha Pierson Abernathy, Michael Pierson, Winona Ruth Pierson, Leona June Pierson, Unknown Heirs of Frederick Lee Pierson, Unknown Heirs of Nichelle Pierson Hood
Owner(s) Address	521 S. Maple Street Dallas, NC 28034
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	09/09/2016
◆ Received title search:	09/15/2016
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	10/21/2016 06/30/2017
◆ Held hearing for owner(s) by:	11/16/2016 07/24/2017
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	12/23/2016 11/13/2017
◆ Filed Lis Pendens:	02/09/2017 04/04/2017
◆ Received updated title search (no change)	06/21/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$8,039
◆ 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: \$58,625	Acquisition & Rehabilitation Cost (Existing structure: 1,102 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$96,272	New Replacement Structure Cost (Structure: 1,102 sq. ft. total) Economic Life: 50 years Estimated cost-\$125,249	Estimated Demolition Cost \$8,039
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 29,900 - Land: \$ 9,400 Total Acquisition: \$ 39,300 Estimated Rehabilitation Cost: \$ 55,100 Outstanding Loans \$ 0 Property Taxes owed: \$ 1,730 Interest on Taxes owed: \$ 142 Total: \$ 56,972	Acquisition: Tax values: - Structure: \$ 29,900 - Land: \$ 9,400 Total Acquisition: \$ 39,300 New structure: \$ 76,038 Estimated demolition cost: \$ 8,039 Outstanding Loans: \$ 0 Property Taxes owed: \$ 1,730 Interest on Taxes owed: \$ 142 Total: \$ 85,949	

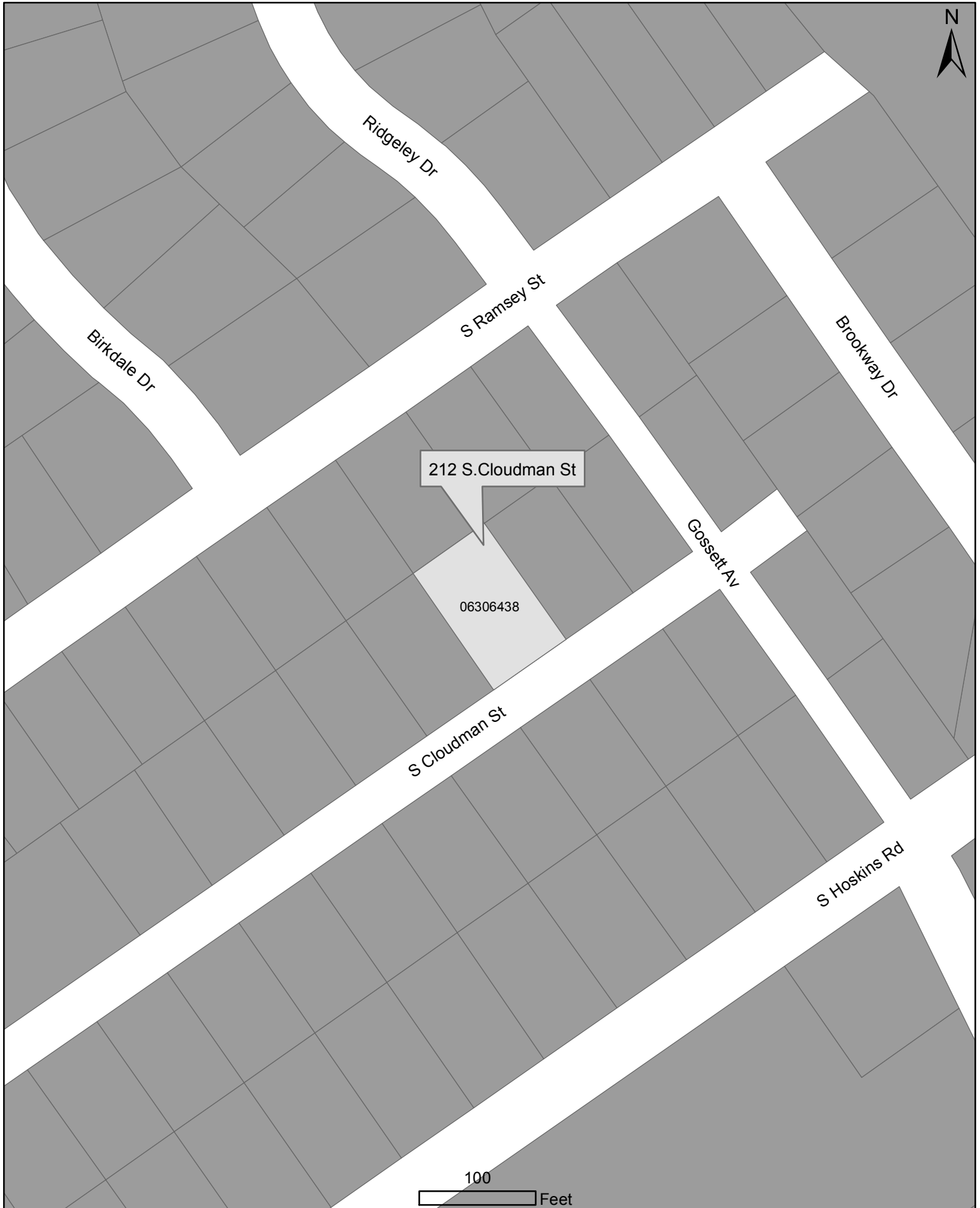
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$58,625 (\$53.19 /sq. ft.), which is 196.072% of the structure tax value, which is \$29,900.

- 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. Subflooring damaged/decayed. Flooring not reasonably level. Damaged entry door. Exterior siding/trim decayed. Roof covering loose/damaged. Decayed roof sheathing. Floor girder and joists damaged. Broken window panes. Damaged electrical fixtures. Damaged plumbing fixtures. Missing heating equipment and water heater.
- The building is 108 years old and consists of 1,102 square feet total.
- A new 1,102 sq. ft. structure can be built for \$76,038.

212 S.Cloudman Street



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