

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3260 REID AVENUE 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 UNKNOWN HEIRS OF NORA L. NIXON AND UNKNOWN HEIRS OF KENNETH GARDNER 3260 REID AVENUE CHARLOTTE, NC 28208.

WHEREAS, the dwelling located at 3260 Reid Avenue 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 3260 Reid Avenue 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:

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Senior Assistant City Attorney

<b>GENERAL INFORMATION</b>	
Property Address	3260 Reid Avenue
Neighborhood	Neighborhood Profile Area 159
Council District	#3
Owner(s)	Unknown Heirs of Nora L. Nixon Unknown Heirs of Kenneth Gardner
Owner(s) Address	3260 Reid Avenue Charlotte, NC 28208
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	09/15/2016
◆ Received title search:	10/13/2016
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	09/29/2017 05/25/2018
◆ Held hearing for owner(s) by:	10/26/2017 06/04/2018
◆ Owner(s) attend hearing:	A Mr. Tony Thompson attended the hearing on 10/26/17
◆ Owner(s) ordered to demolish structure by:	11/27/2017 07/02/2018
◆ Filed Lis Pendens:	11/29/2017, 12/08/2017 07/11/2018, 07/31/2018
◆ Received updated title search (no change)	09/06/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$7,385
◆ 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: \$41,531	Acquisition & Rehabilitation Cost (Existing structure: 768 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$118,129	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$156,114	Estimated Demolition Cost \$7,385
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 31,200 - Terrace: \$ 300 - Land: \$ <u>28,500</u> Total Acquisition: \$ 60,000  Estimated Rehabilitation Cost: \$ 38,400 Outstanding Loans \$ 0 Property Taxes owed: \$ 12,211 Interest on Taxes owed: \$ <u>7,518</u> Total: \$ 58,129	Acquisition: Tax values: - Structure: \$ 31,200 - Terrace: \$ 300 - Land: \$ <u>28,500</u> Total Acquisition: \$ 60,000  New structure: \$ 69,000 Estimated demolition cost: \$ 7,385 Outstanding Loans: \$ 0 Property Taxes owed: \$ 12,211 Interest on Taxes owed: \$ <u>7,518</u> Total: \$ 96,114	

## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$41,531 (\$54.07 /sq. ft.), which is 133.112% of the structure tax value, which is \$31,200.

- 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. Exterior trim decayed. Roof covering loose/damaged. Windows are inoperable. Damaged electrical fixtures. Damaged plumbing fixtures. Heating equipment missing.
- The building is 66 years old and consists of 768 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

3260 Reid Avenue





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