

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1239 CALDWELL WILLIAMS 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 DELICARDO ROSEBORO AND UNKNOWN HEIRS OF JAMES E. DAVIS 2909 REMINGTON STREET CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 1239 Caldwell Williams 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 1239 Caldwell Williams 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:

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Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	1239 Caldwell Williams Road
Neighborhood	Neighborhood Profile Area 113
Council District	#2
Owner(s)	Delicardo Roseboro, Unknown Heirs of James E. Davis
Owner(s) Address	2909 Remington Street Charlotte, NC 28216
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	03/21/2018
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	04/17/2018 05/22/2018
◆ Received title search:	05/04/2018
◆ Held hearing for owner(s) by:	05/19/2018 06/12/2018
◆ Owner(s) attend hearing:	Yes
◆ Owner(s) ordered to demolish structure by:	07/13/2018
◆ Owner(s) granted four extensions to comply by:	08/13/2018 09/13/2018 10/18/2018 12/27/2018
◆ Filed Lis Pendens:	06/20/2018 01/29/2019
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,410
◆ 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: \$61,428	Acquisition & Rehabilitation Cost (Existing structure: 1,188 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$127,578	New Replacement Structure Cost (Structure: 1,188 sq. ft. total) Economic Life: 50 years Estimated cost-\$156,560	Estimated Demolition Cost \$6,410
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 3,400 - Accessory Building: \$ 5,600 - Land: \$ 59,100 Total Acquisition: \$ 68,100  Estimated Rehabilitation Cost: \$ 59,400 Outstanding Loans \$ 0 Property Taxes owed: \$ 78 Interest on Taxes owed: \$ 0 Total: \$ 59,478	Acquisition: Tax values: - Structure: \$ 3,400 - Accessory Building: \$ 5,600 - Land: \$ 59,100 Total Acquisition: \$ 68,100  New structure: \$ 81,972 Estimated demolition cost: \$ 6,410 Outstanding Loans: \$ 0 Property Taxes owed: \$ 78 Interest on Taxes owed: \$ 0 Total: \$ 88,460	

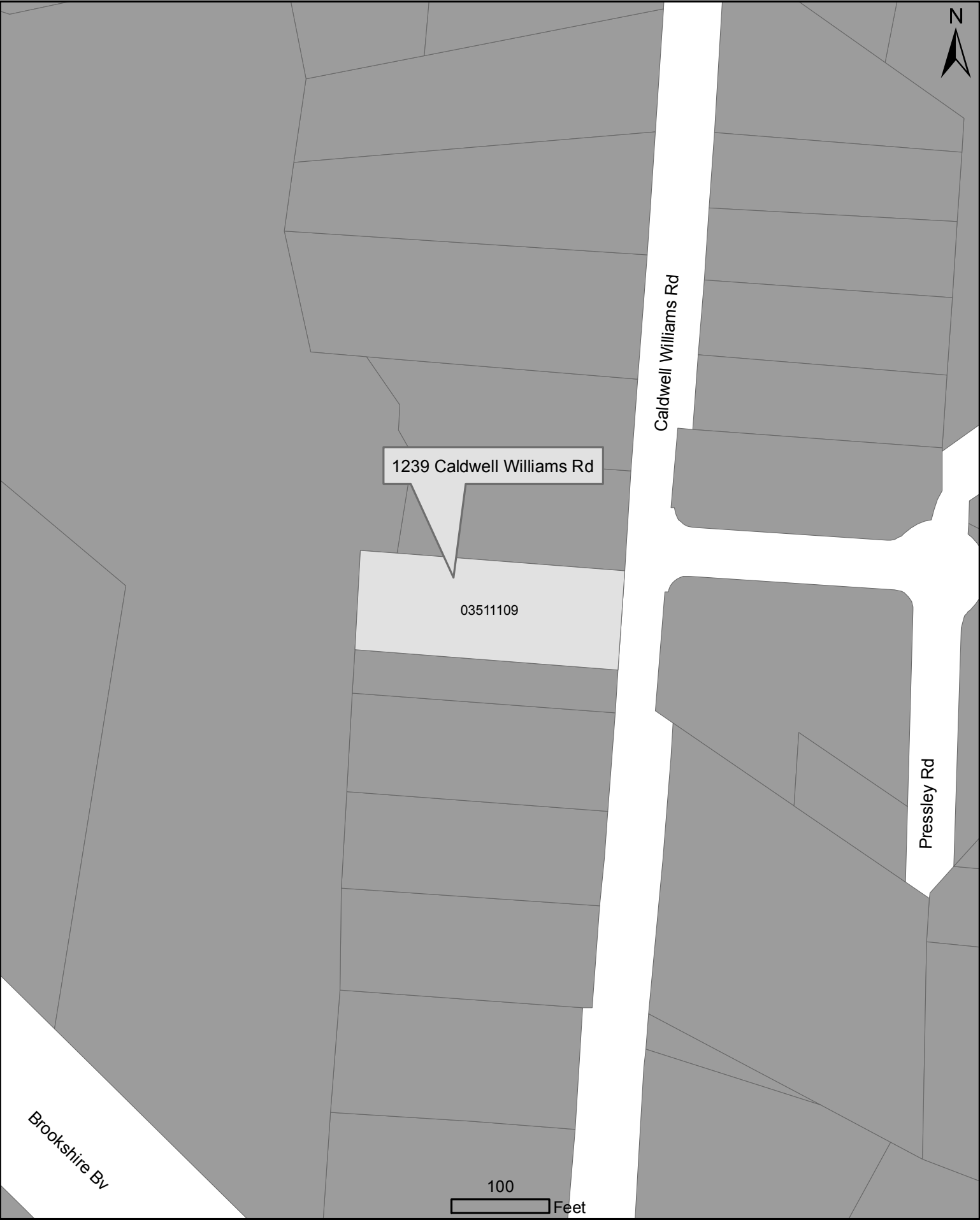
## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$61,428 (\$51.70/sq. ft.), which is 1,807% of the structure tax value, which is \$3,400.

- 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, plumbing and heating violations. Damaged ceiling and wall covering throughout. Decayed ceiling joists. Damaged entry doors. Decayed subflooring and wall studs. Roof covering loose/damaged. Roof sheathing decayed. Exterior siding and trim decayed. Damaged and missing plumbing fixtures. Damaged drain pipes. Missing heating equipment. Accessory building not in safe substantial condition.
- The building is 58 years old and consists of 1,188 square feet total.
- A new 1,188 sq. ft. structure can be built for \$81,972.

# 1239 Caldwell Williams Road





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