

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2724 A&B MAYFAIR 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 LYSTRA K. AUSTIN, WADE AUSTIN 2724 MAYFAIR AVENUE CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 2724 A&B Mayfair 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 2724 A&B Mayfair 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:

Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	2724 A&B Mayfair Avenue
Neighborhood	Neighborhood Profile Area 321
Council District	#3
Owner(s)	Lystra K. Austin, Wade Austin
Owner(s) Address	2724 Mayfair Avenue Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/08/2018
◆ Received title search revealing party in interest:	03/21/2018
◆ Owner(s) and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/11/2018
◆ Held hearing for owner(s) and Party in Interest by:	05/29/2018
◆ Owner(s) and Party in Interest attend hearing:	No
◆ Owner(s) and Party in Interest ordered to demolish structure by:	07/02/2018
◆ Filed Lis Pendens:	06/20/2018 09/19/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$8,800
◆ 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: \$36,835	Acquisition & Rehabilitation Cost (Existing structure: 1,400 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$224,482	New Replacement Structure Cost (Structure: 1,400 sq. ft. total) Economic Life: 50 years Estimated cost-\$259,882	Estimated Demolition Cost \$8,800
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 53,800 - Terrace: \$ 0 - Land: \$ <u>15,000</u> Total Acquisition: \$ 68,800 Estimated Rehabilitation Cost: \$ 70,000 Outstanding Loans \$ 80,750 Property Taxes owed: \$ 3,968 Interest on Taxes owed: \$ <u>964</u> Total: \$ 155,682	Acquisition: Tax values: - Structure: \$ 53,800 - Terrace: \$ 0 - Land: \$ <u>15,000</u> Total Acquisition: \$ 68,800 New structure: \$ 96,600 Estimated demolition cost: \$ 8,800 Outstanding Loans: \$ 80,750 Property Taxes owed: \$ 3,968 Interest on Taxes owed: \$ <u>964</u> Total: \$ 191,082	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$36,835 (\$26.31/sq. ft.), which is 68.466% of the structure tax value, which is \$53,800.

- 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 covering moisture damaged throughout. Wall covering damaged. Entry doors are damaged. Exterior trim decayed. Roof covering loose/damaged. Roof sheathing decayed. Damaged electrical fixtures. Damaged plumbing fixtures. Heating equipment missing. Water heaters not operational.
- The building is 54 years old and consists of 1,400 square feet total.
- A new 1,400 sq. ft. structure can be built for \$96,600.

2724 A/B Mayfair Avenue



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