

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 8509 MOUNT HOLLY 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 UNKNOWN HEIRS OF JAMES L. HAMPTON 8509 MOUNT HOLLY ROAD CHARLOTTE, NC 28214

WHEREAS, the dwelling located at 8509 Mount Holly 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 8509 Mount Holly 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 | |
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| Property Address | 8509 Mount Holly Road |
| Neighborhood | Neighborhood Profile Area 348 |
| Council District | #3 |
| Owner(s) | Unknown Heirs of James L. Hampton |
| Owner(s) Address | 8509 Mount Holly Road Charlotte, NC 28214 |
| KEY FACTS | |
| Focus Area | Housing & Neighborhood Development & Community Safety Plan |
| CODE ENFORCEMENT INFORMATION | |
| ◆ Reason for Inspection: | Field Observation |
| ◆ Date of the Inspection: | 06/08/2018 |
| ◆ Received title search revealing Party in Interest: | 08/15/2018 |
| ◆ Owner(s) and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by: | 08/31/2018 |
| ◆ Held hearing for owner(s) and Party in Interest by: | 09/19/2018 |
| ◆ Owner(s) and Party in Interest attend hearing: | No |
| ◆ Owner(s) and Party in Interest ordered to demolish structure by: | 10/19/2018 |
| ◆ Filed Lis Pendens: | 09/19/2018 10/03/2018 |
| ◆ Owner(s) have not repaired, or complied with order to demolish. | |
| ◆ Structure occupied: | No |
| ◆ Estimated demolition cost: | \$5,470 |
| ◆ 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: \$16,370 | Acquisition & Rehabilitation Cost (Existing structure: 1,039 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$127,822 | New Replacement Structure Cost (Structure: 1,039 sq. ft. total) Economic Life: 50 years Estimated cost-\$153,033 | Estimated Demolition Cost \$5,470 |
| In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value. | Acquisition: Tax values: - Structure: \$ 0 - Land: \$ 23,500 Total Acquisition: \$ 23,500 Estimated Rehabilitation Cost: \$ 51,950 Outstanding Loans \$ 33,716 Property Taxes owed: \$ 9,195 Interest on Taxes owed: \$ 9,461 Total: \$ 104,322 | Acquisition: Tax values - Structure: \$ 0 - Land: \$ 23,500 Total Acquisition: \$ 23,500 New structure: \$ 71,691 Estimated demolition cost: \$ 5,470 Outstanding Loans: \$ 33,716 Property Taxes owed: \$ 9,195 Interest on Taxes owed: \$ 9,461 Total: \$ 129,533 | |

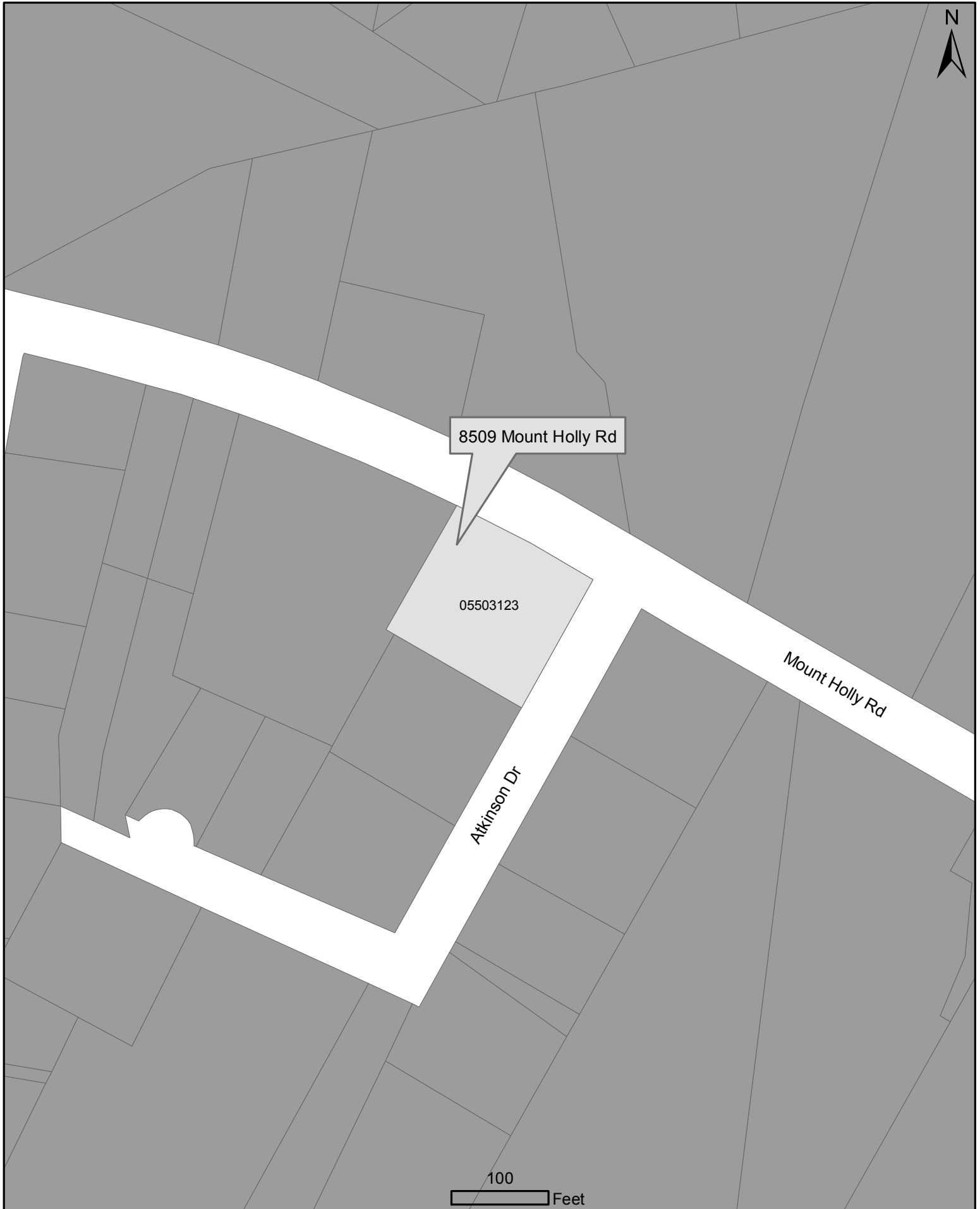
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$16,370 (\$15.75/sq. ft.)

- Mecklenburg County Tax Assessor gave a zero value for the structure therefore there is no percentage ration to apply.
- 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 moisture damaged throughout. Ceiling joists are decayed. Exterior siding/trim decayed. Roof covering loose/damaged. Roof sheathing decayed. Windows are not weather tight. Decayed subflooring. Damaged electrical fixtures. Damaged plumbing fixtures. Heating equipment not maintained.
- The building is 73 years old and consists of 1,039 square feet total.
- A new 1,039 sq. ft. structure can be built for \$71,691.

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