

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1106 PONDELLA DRIVE 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 GARY LEE STIKELEATHER 6640 PAWNEE DRIVE CHARLOTTE, NC 28214

WHEREAS, the dwelling located at 1106 Pondella Drive 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 1106 Pondella Drive 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	1106 Pondella Drive
Neighborhood	Neighborhood Profile Area 371
Council District	#4
Owner(s)	Gary Lee Stikeleather
Owner(s) Address	6640 Pawnee Drive Charlotte, NC 28214
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Public Agency (Charlotte Fire Department)
◆ Date of the Inspection:	03/01/2019
◆ Received title search revealing Party in Interest:	03/11/2019
◆ Owner and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/04/2019
◆ Held hearing for Owner and Party in Interest by:	03/19/2019
◆ Owner and Party in Interest attend hearing:	No
◆ Filed Lis Pendens:	03/27/2019
◆ Owner and Party in Interest ordered to demolish structure by:	04/09/2019
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$10,004
◆ 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: \$79,998	Acquisition & Rehabilitation Cost (Existing structure: 1,362 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$171,069	New Replacement Structure Cost (Structure: 1,362 sq. ft. total) Economic Life: 50 years Estimated cost-\$206,951	Estimated Demolition Cost \$10,004
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 77,700 - Land: \$ 20,000 Total Acquisition: \$ 97,700  Estimated Rehabilitation Cost: Cost: \$ 68,100 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,501 Interest on Taxes owed: \$ 1,768 Total: \$ 73,369	Acquisition: Tax values: - Structure: \$ 77,700 - Land: \$ 20,000 Total Acquisition: \$ 97,700  New structure: \$ 93,978 Estimated demolition cost: \$ 10,004 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,501 Interest on Taxes owed: \$ 1,768 Total: \$ 109,251	

## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$79,998 (\$58.73/sq. ft.), which is 102.95% of the structure tax value, which is \$77,700.

- 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 smoke damaged throughout. Missing entry doors. Damaged windows. Damaged floor covering throughout. Wall framing and roof rafters are fire damaged. Roof covering and sheathing damaged. Electrical fixtures, wiring and receptacles are damaged. Plumbing fixtures are smoke damaged. Missing heating equipment. Missing water heater.
- The building is 53 years old and consists of 1,362 square feet total.
- A new 1,362 sq. ft. structure can be built for \$93,978

# 1106 Pondella Drive





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