

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1321 HARRILL STREET 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 PHILANDER INGRAM 3112 RAPPAHANNOCK CT WEDDINGTON, NC 28104

WHEREAS, the dwelling located at 1321 Harrill Street 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 1321 Harrill Street 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	1321 Harrill Streett
Neighborhood	Neighborhood Profile Area 37
Council District	#1
Owner(s)	Philander Ingram
Owner(s) Address	3112 Rappahannock Ct Weddington, NC 28104
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	12/5/2018
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	12/7/2018
◆ Held hearing for owner(s) by:	1/30/2019
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	3/1/2019
◆ Received title search revealing parties in interest:	3/19/2019
◆ Filed Lis Pendens:	3/19/2019
◆ Parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	3/26/2019
◆ Held hearing for Parties in Interest:	4/29/2019
◆ Parties in Interest ordered to demolish structure by:	5/25/2019
◆ 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: \$131,398	Acquisition & Rehabilitation Cost (Existing structure: 1,383 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$330,950	New Replacement Structure Cost (Structure: 1,383 sq. ft. total) Economic Life: 50 years Estimated cost-\$364,612	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: \$ 46,400 - Land: <u>\$ 145,000</u> Total Acquisition: \$ 191,400 Estimated Rehabilitation Cost: \$ 69,150 Outstanding Loans \$ 70,400 Property Taxes owed: \$ 0 Interest on Taxes owed: <u>\$ 0</u> Total: \$139,550	Acquisition: Tax values: - Structure: \$ 46,400 - Land: <u>\$ 145,000</u> Total Acquisition: \$ 191,400 New structure: \$ 95,427 Estimated demolition cost: \$ 7,385 Outstanding Loans: \$ 70,400 Property Taxes owed: \$ 0 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 173,212	

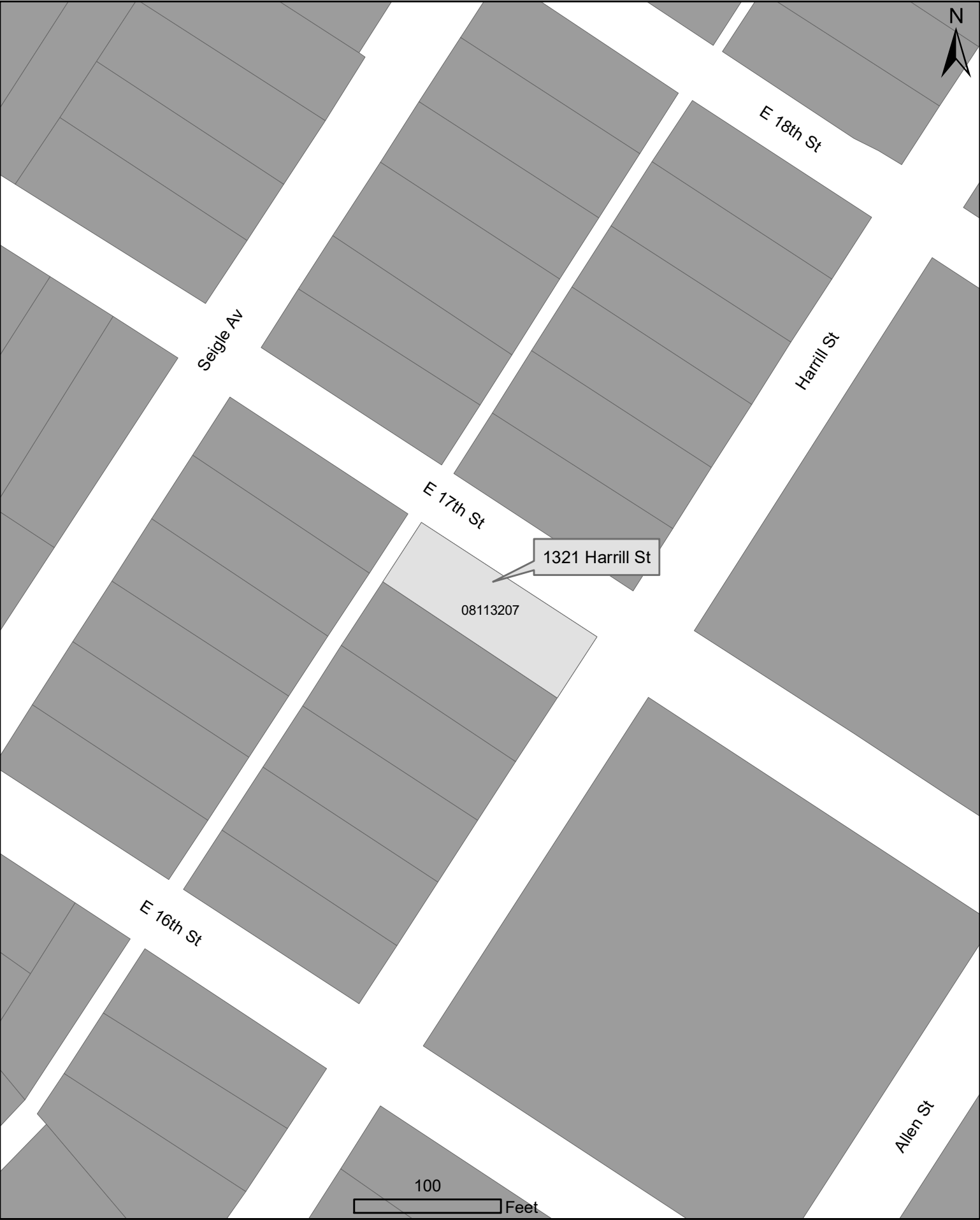
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$131,398 (\$95.00 /sq. ft.), which is 283.18% of the structure tax value, which is \$46,400.

- 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, electrical and heating violations. Missing ceiling and wall covering throughout. Missing windows. Wall and floor framing not structurally sound. Exterior siding and trim decayed. Damaged and missing plumbing fixtures. Missing heating equipment. Missing electrical breaker box, fixtures and wiring. Areas of roof sheathing and covering missing.
- The building is 93 years old and consists of 1,383 square feet total.
- A new 1,383 sq. ft. structure can be built for \$95,427.
- Last permit inspection reported by Mecklenburg County Code Enforcement was on Spet.14th 2018 a footing inspection which failed.

1321 Harrill Street



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