

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 633 DAWN CIRCLE 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 EDITH M. FREEMAN, MAX M. MILLER, ROBERT C. MILLER III, EDWARD MILLER, PATRICIA S. FINK, LLOYD W. SWINSON JR., UNKNOWN HEIRS OF ADDIE M. HYLAND 633 DAWN CIRCLE CHARLOTTE, NC 28213

WHEREAS, the dwelling located at 633 Dawn Circle 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 633 Dawn Circle 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	633 Dawn Circle
Neighborhood	Neighborhood Profile Area 371
Council District	#4
Owner(s)	Edith M. Freeman, Max M. Miller, Robert C. Miller III, Edward Miller, Patricia S. Fink, Lloyd W. Swinson Jr., Unknown Heirs of Addie M. Hyland
Owner(s) Address	633 Dawn Circle Charlotte, NC 28213
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency (Charlotte Fire Department)
◆ Date of the Inspection:	03/24/2017
◆ Received title search:	05/12/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	06/09/2017 12/08/2017
◆ Held hearing for owner(s) by:	07/05/2017 01/04/2018
◆ Owner(s) attend hearing:	Possible heir attended the 07/05/2017 hearing.
◆ Owner(s) ordered to demolish structure by:	08/07/2017 02/07/2018
◆ Filed Lis Pendens:	01/23/2018 04/18/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$5,500
◆ 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

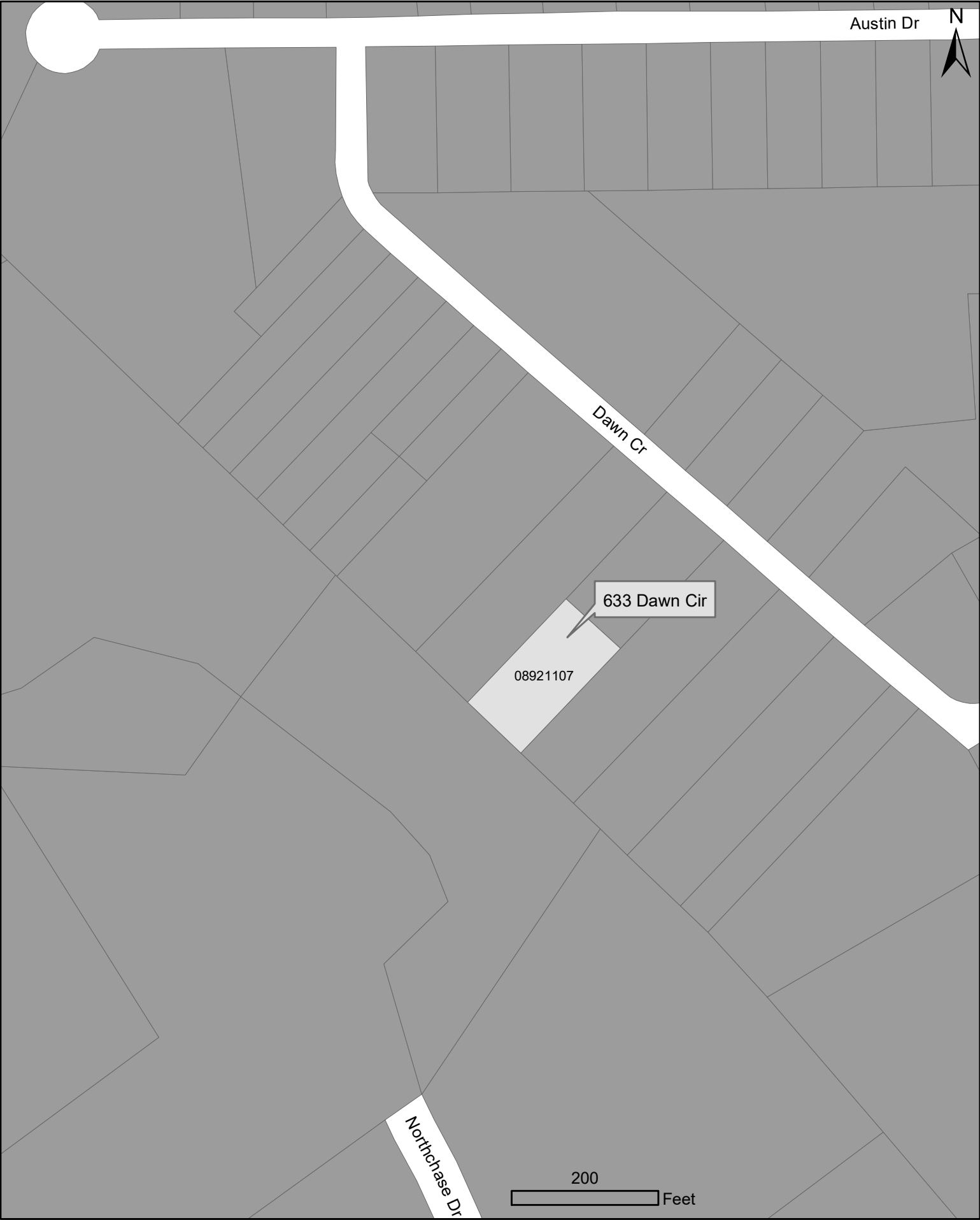
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
In-Rem Repair is not applicable.	Acquisition & Rehabilitation are not applicable, because the dwelling was a total loss due to fire damage.	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$114,244	Estimated Demolition Cost \$5,500
In-Rem Repair is not recommended because the structure is a total loss due to fire damage.		Acquisition: Tax values - Structure: \$ 4,800 - Land: \$ 20,000 Total Acquisition: \$ 24,800 New structure: \$ 69,000 Estimated demolition cost: \$ 5,500 Outstanding Loans: \$ 0 Property Taxes owed: \$ 8,204 Interest on Taxes owed: \$ 6,740 Total: \$ 89,444	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- City rehab costs analysis is not applicable.
- Violations include: The structure has dangerous conditions constituting a threat to children
- The building is 71 years old and consists of 825 estimated square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.
- The dwelling is a total loss due to fire damaged.
- Two accessory buildings located on property are not in safe and substantial condition.

633 Dawn Circle



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