

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE ACCESSORY STRUCTURE(S) AT 111 SHENANDOAH PLACE 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 STRUCTURE BEING THE PROPERTY OF JOHN FRAZIER MAGILL AND JAMES B. MAGILL 111 SHENANDOAH PLACE CHARLOTTE, NC 28215

WHEREAS, the accessory structure(s) located at 111 Shenandoah Place 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 structure(s); 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 accessory structure(s) located at 111 Shenandoah Place 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	111 Shenandoah Place Accessory Structure(s)
Neighborhood	Neighborhood Profile Area 325
Council District	#5
Owner(s)	John Frazier Magill and James B. Magill
Owner(s) Address	111 Shenandoah Place Charlotte, NC 28215
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/15/2018
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	08/27/2018 09/22/2018
◆ Held hearing for owner(s) by:	09/26/2018 10/17/2018
◆ Owner(s) attend hearing:	Yes (John Magill)
◆ Owner(s) ordered to demolish structure by:	11/01/2018 11/16/2018
◆ Received appeal from owner:	11/15/2018
◆ The Housing Appeals Board met and passed a motion to uphold the Order to Demolish.	03/21/2019
◆ Filed Lis Pendens:	11/07/2018 05/09/2019
◆ Received title search revealing no parties of interest:	05/10/2019
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Estimated demolition cost:	\$7,700
◆ 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

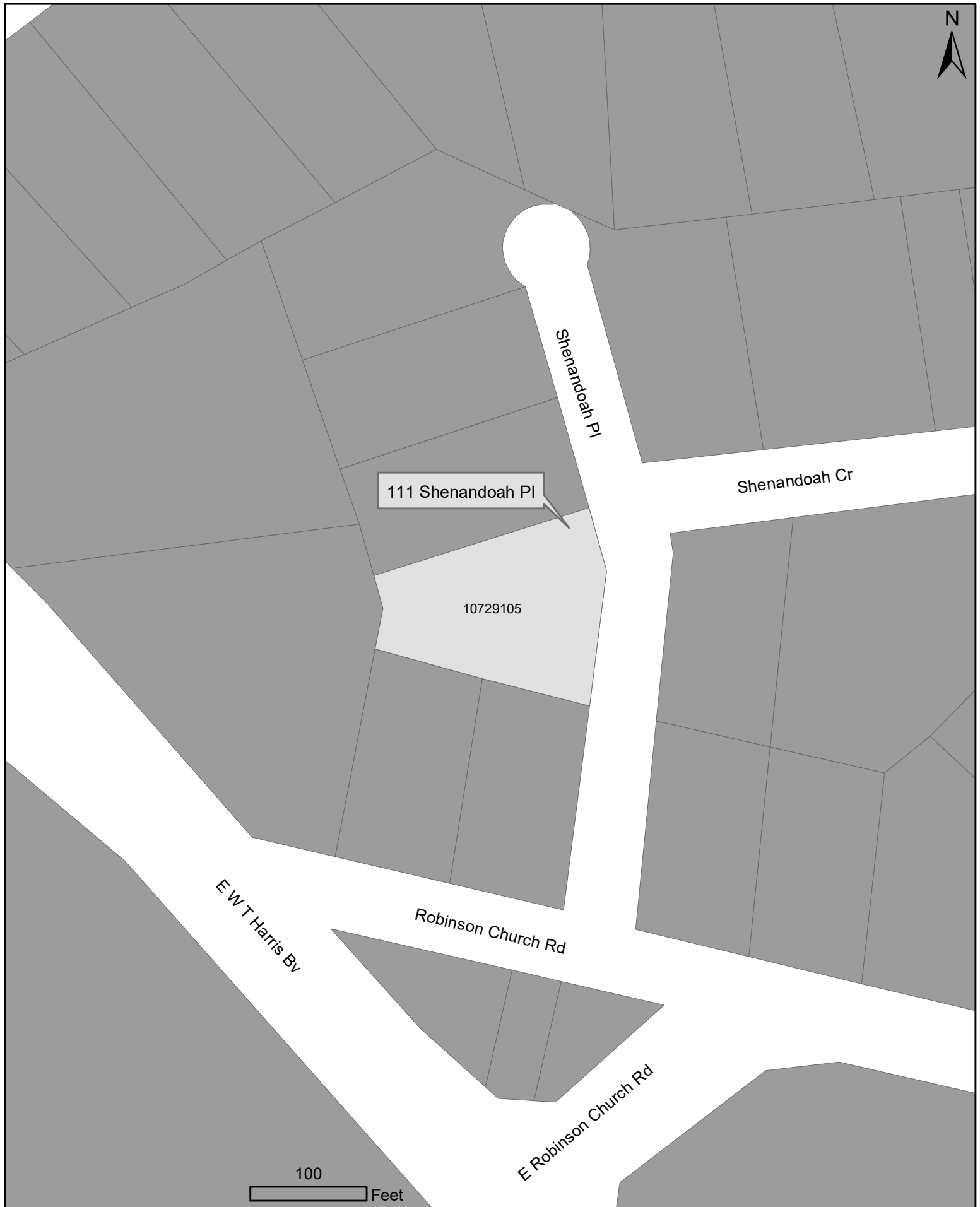
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
In-Rem Repair is not recommended. Because this is an accessory structure.	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Estimated demolition Cost \$7,700
	Acquisition and rehabilitation are not applicable.	Replacement housing is not applicable.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violation: Accessory structure(s) are not in safe and substantial condition.
- Largest accessory structure has suffered fire damage.
- The structure(s) are 5 years old.
- Accessory structures were built without required permits.

111 Shenandoah Place



111 Shenandoah Place

