

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 637 MORNINGSIDEROAD 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 TIMOTHY A. FREEMAN 205 HOMESLY ROAD MOUNT HOLLY, NC 28120

WHEREAS, the dwelling located at 637 Morningside 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 637 Morningside 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	
Property Address	637 Morningside Road
Neighborhood	Neighborhood Profile Area 330
Council District	#2
Owner(s)	Timothy A. Freeman
Owner(s) Address	205 Homesly Road Mount Holly, NC 28120
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	01/30/2019
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/14/2019
◆ Held hearing for owner by:	04/15/2019
◆ Owner attend hearing:	No
◆ Discovered Party in Interest.	
◆ Received title search:	04/25/2019
◆ Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/01/2019
◆ Owner ordered to demolish structure by:	05/15/2019
◆ Held hearing for Party in Interest by:	05/15/2019
◆ Party in Interest attend hearing:	No
◆ Party in Interest ordered to demolish structure by:	06/17/2019
◆ Party in Interest requested additional time on the following dates:	05/14/2019 08/13/2019 09/14/2019
◆ Extension of time was granted to Owner and Party in Interest to comply by on the following dates:	08/08/2019 09/23/2019 10/28/2019
◆ Filed Lis Pendens:	09/25/2019
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$8,660

- ◆ 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: \$43,050	Acquisition & Rehabilitation Cost (Existing structure: 1,170 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$176,590	New Replacement Structure Cost (Structure: 1,170 sq. ft. total) Economic Life: 50 years Estimated cost-\$222,930	Estimated Demolition Cost \$8,660
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 62,700 - Well House \$ 700 - Land: <u>\$ 63,500</u> Total Acquisition: \$ 126,900 Estimated Rehabilitation Cost: \$ 43,050 Outstanding Loans \$ 0 Property Taxes owed: \$ 5,156 Interest on Taxes owed: <u>\$ 1,484</u> Total: \$ 49,690	Acquisition: Tax values: - Structure: \$ 62,700 - Well House: \$ 700 - Land: <u>\$ 63,500</u> Total Acquisition: \$ 126,900 New structure: \$ 80,730 Estimated demolition cost: \$ 8,660 Outstanding Loans: \$ 0 Property Taxes owed: \$ 5,156 Interest on Taxes owed: <u>\$ 1,484</u> Total: \$ 96,030	

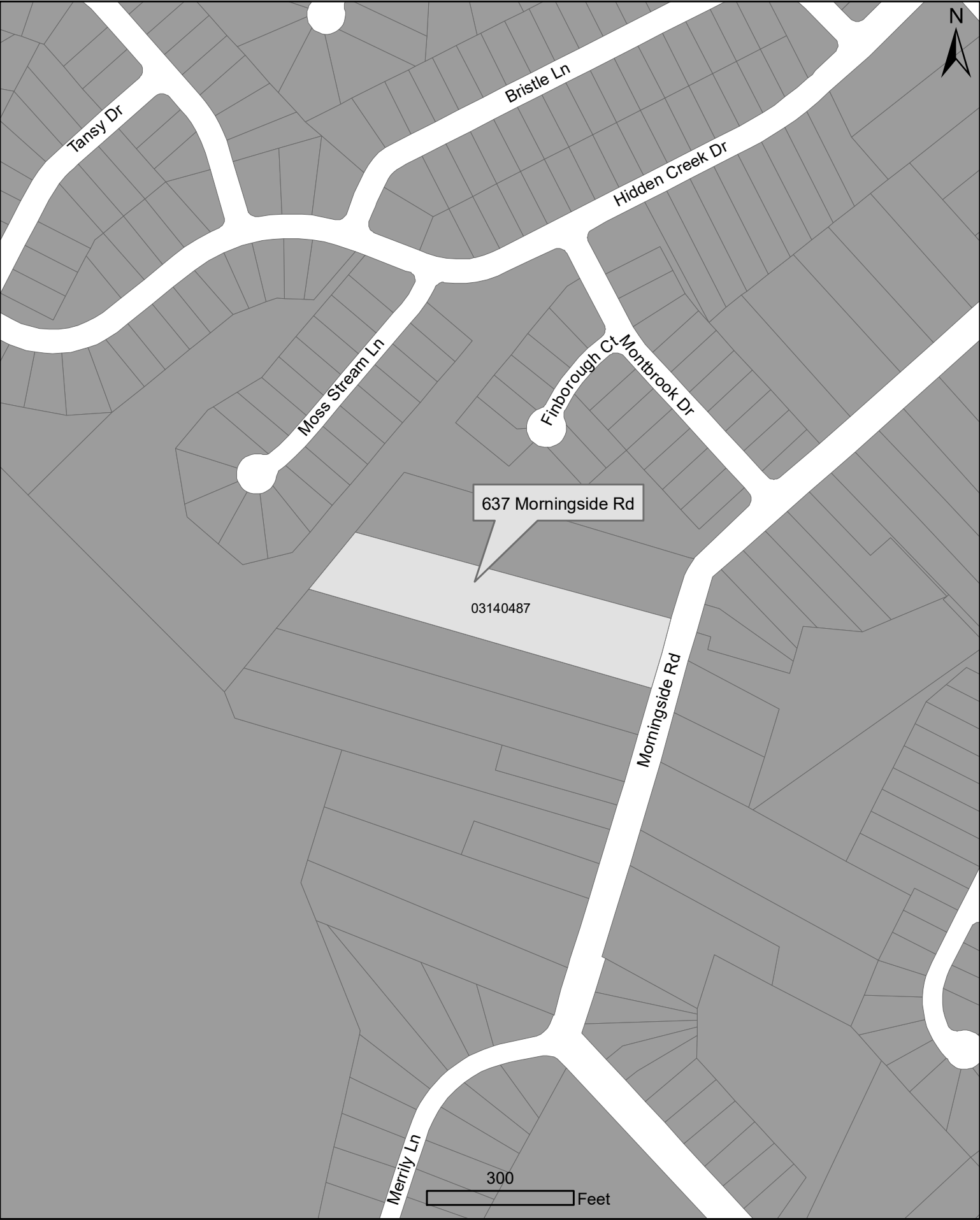
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$43,050 (\$36.79/sq. ft.), which is 68.66% of the structure tax value, which is \$62,700.

- 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, plumbing, electrical and heating violations. Damaged ceiling and wall covering throughout. Subflooring soft in areas. Windows are inoperable. Damaged plumbing fixtures. No potable water. Missing heating equipment. Damaged electrical fixtures and wiring. Exterior steps are damaged. Decayed roof sheathing. Damaged roof covering. Exterior siding and trim decayed/loose and missing in areas. Accessory building not in safe substantial condition.
- The building is 68 years old and consists of 1,170 square feet total.
- A new 1,170 sq. ft. structure can be built for \$80,730.

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