

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 538 WILLIAMSON 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 TREND A. WISSA, JEROME A. FALLS AND UNKNOWN HEIRS OF MARTHA ALLISON 538 WILLIAMS STREET CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 538 Williamson 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 538 Williamson 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	538 Williamson Street
Neighborhood	Neighborhood Profile Area 385
Council District	#2
Owner(s)	Trenda A. Wissa, Jerome A. Falls, Unknown Heirs of Martha Allison
Owner(s) Address	538 Williamson Street Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency Referral Charlotte-Mecklenburg Police
◆ Date of the Inspection:	12/17/2019
◆ Received title search:	01/10/2020
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	01/24/2020
◆ Held hearing for owner(s) by:	02/12/2020
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	03/13/2020
◆ Filed Lis Pendens:	03/17/2020
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$8,000
◆ 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: \$40,737	Acquisition & Rehabilitation Cost (Existing structure: 1,074 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$126,968	New Replacement Structure Cost (Structure: 1,074 sq. ft. total) Economic Life: 50 years Estimated cost-\$155,374	Estimated Demolition Cost \$8,000
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 55,000 - Land: \$ 17,300 Total Acquisition: \$ 72,300 Estimated Rehabilitation Cost: \$ 53,700 Outstanding Loans \$ 0 Property Taxes owed: \$ 968 Interest on Taxes owed: \$ 0 Total: \$ 54,668	Acquisition: Tax values: - Structure: \$ 55,000 - Land: \$ 17,300 Total Acquisition: \$ 72,300 New structure: \$ 74,106 Estimated demolition cost: \$ 8,000 Outstanding Loans: \$ 0 Property Taxes owed: \$ 968 Interest on Taxes owed: \$ 0 Total: \$ 83,074	

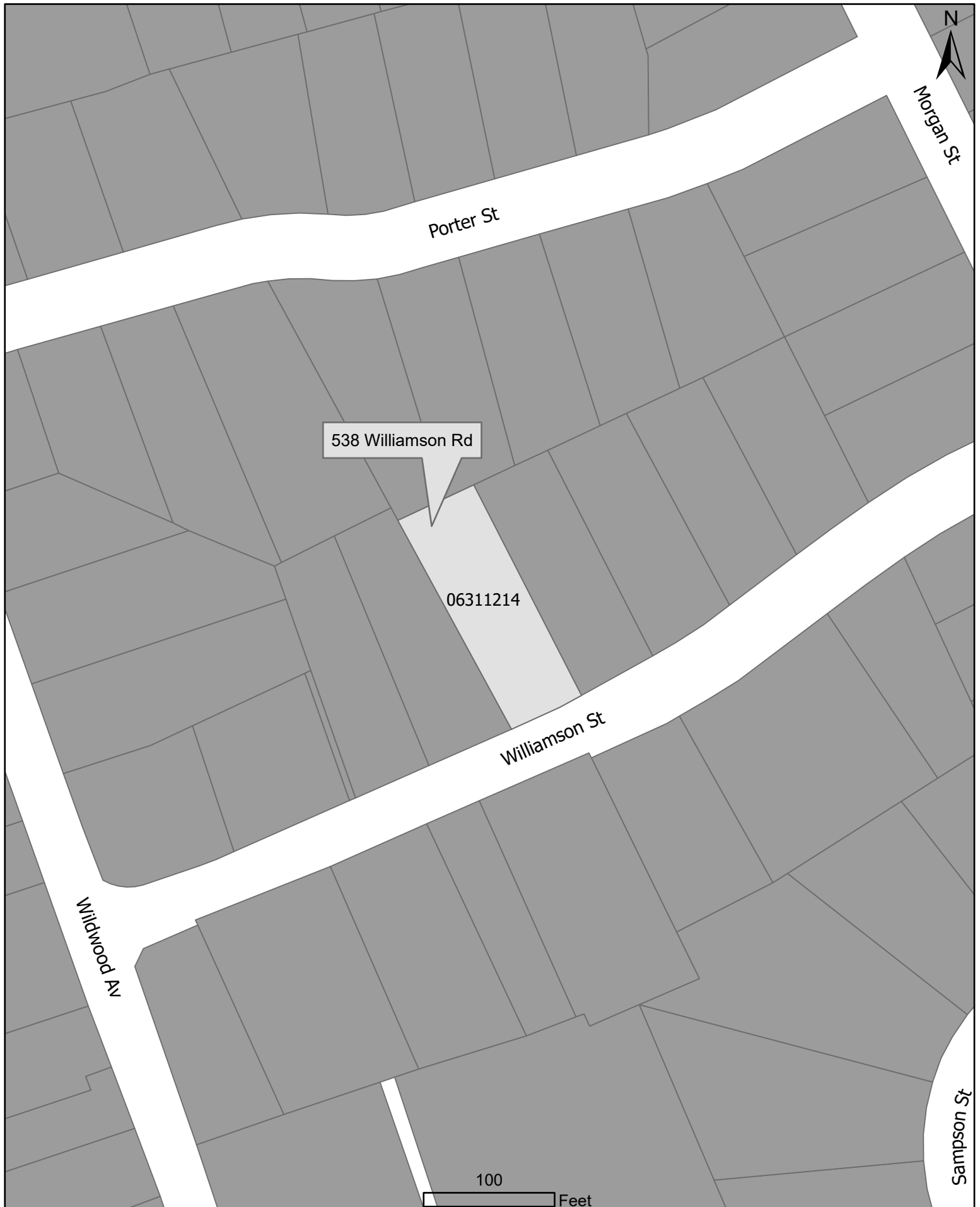
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of \$40,737 (\$37.90/sq. ft.), which is 74.06% of the structure tax value, which is \$55,000.

- 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. Moisture damaged wall, flooring, and ceiling covering throughout. Decayed wall and ceiling framing. Damaged entry door. Flooring not reasonably level in kitchen. Area of flooring in bathroom has collapsed. Exterior trim decayed and missing in areas Damaged entry door. Heating equipment not operational. Electrical service drop has pulled away from the structure. Damaged bathtub and fixture.
- The building is 64 years old and consists of 1,074 square feet total.
- A new 1,074 sq. ft. structure can be built for \$74,106

538 Williamson Road



538 Williamson Street

