

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 118 WOODMAN AVENUE 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 ROBERT BOYD WEAVER JR. 501 TODDVILLE ROAD CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 118 Woodman Avenue 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 118 Woodman Avenue 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	118 Woodman Avenue
Neighborhood	Neighborhood Profile Area 141
Council District	#2
Owner(s)	Robert Boyd Weaver Jr
Owner(s) Address	501 Toddville Road Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Complaint
◆ Date of the Inspection:	09/18/2019
◆ Received title search revealing parties in interest:	01/10/2020
◆ Owner and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/24/2020 07/21/2020
◆ Held hearings for owner and parties in interest by:	03/17/2020 08/13/2020
◆ Owner and parties in interest attend hearing:	Yes (owner)
◆ Owner and parties in interest ordered to demolish structure by:	04/17/2020 09/14/2020
◆ Filed Lis Pendens:	06/03/2020 06/11/2020
◆ Owner issued Supplemental Order to Repair by:	05/25/2020
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	Yes, occupants have been referred for relocation.
◆ Estimated demolition cost:	\$3,280
◆ 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: \$15,500	Acquisition & Rehabilitation Cost (Existing structure: 576 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$79,087	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$122,567	Estimated Demolition Cost \$3,280
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 16,400 - Land: \$ 33,300 Total Acquisition: \$ 49,700 Estimated Rehabilitation Cost: Cost: \$ 28,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 587 Interest on Taxes owed: \$ 0 Total: \$ 29,387	Acquisition: Tax values: - Structure: \$ 16,400 - Land: \$ 33,300 Total Acquisition: \$ 49,700 New structure: \$ 69,000 Estimated demolition cost: \$ 3,280 Outstanding Loans: \$ 0 Property Taxes owed: \$ 587 Interest on Taxes owed: \$ 0 Total: \$ 72,867	

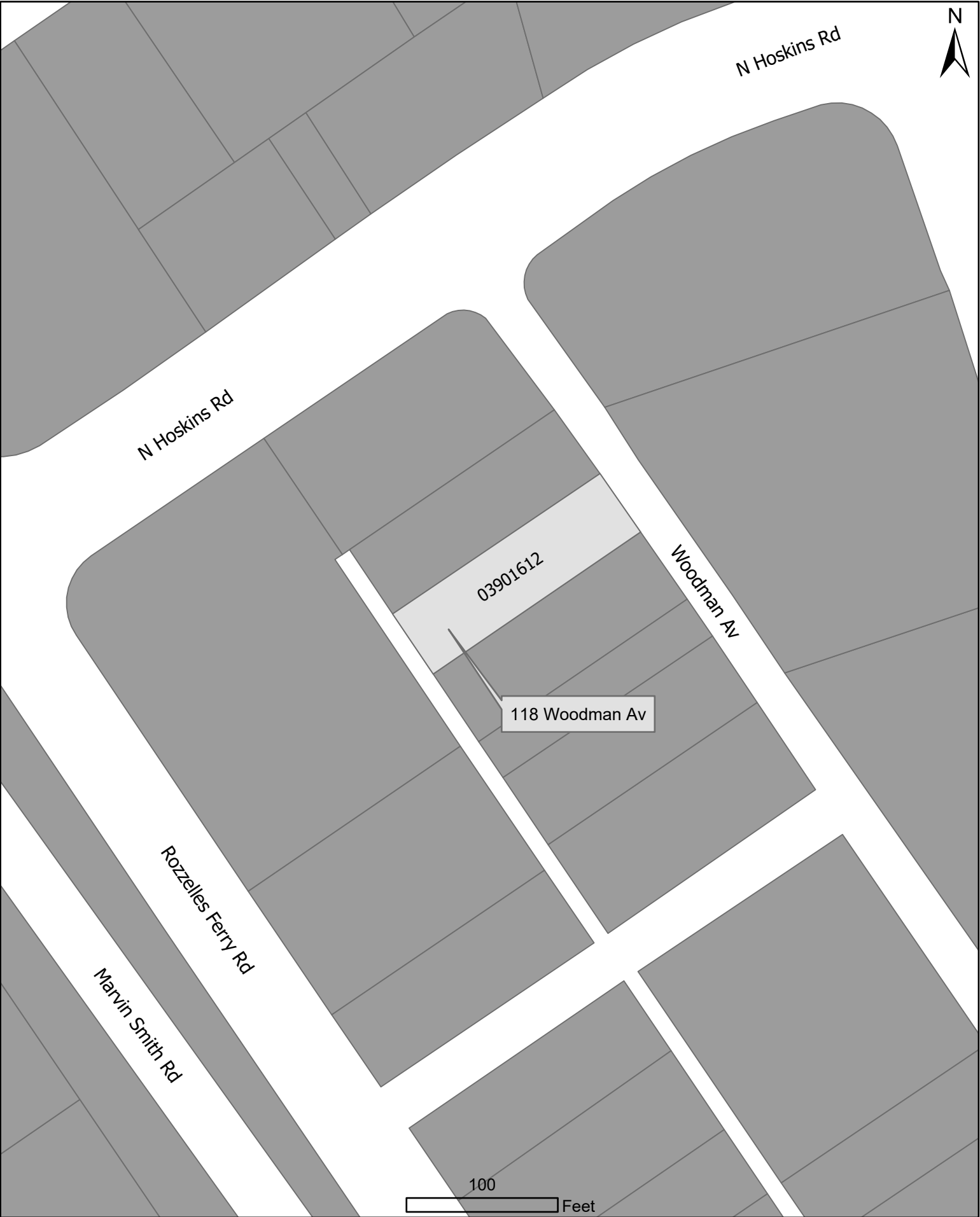
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of \$15,500 (\$26.90/sq. ft.), which is 94.51% of the structure tax value, which is \$16,400.

- 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. Area of floor joists not structurally sound. Flooring not reasonably level in kitchen. Damaged roof covering. Damaged entry door. Failing concrete porch flooring and column. Loose water closet. Heating equipment not operational. Electrical breaker box not secured, damaged electrical wiring.
- The building is 80 years old and consists of 576 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000

118 Woodman Avenue



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