

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1721 BEATTIES FORD ROAD 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 KNOWN AND UNKNOWN HEIRS OF MAUDE HARRIS IVEY 868 SOUTH ARIZONA AVENUE APT.1036 CHANDLER, AZ 85225

WHEREAS, the dwelling located at 1721 Beatties Ford 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 1721 Beatties Ford 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	1721 Beatties Ford Road
Neighborhood	Neighborhood Profile Area 85
Council District	2
Owner(s)	Known and Unknown Heirs of Maude Harris Ivey
Owner(s) Address	868 South Arizona Avenue Apt.1036 Chandler, AZ 85225
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/10/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	08/29/2017 10/23/2017 03/06/2020
◆ Held hearings for owner(s) by:	09/13/2017 11/15/2017 03/18/2020
◆ Owner(s) attend hearing:	No
◆ Received letter of appeal from heir:	02/02/2018
◆ Owner(s) ordered to demolish structure by:	02/15/2018 04/30/2020
◆ Filed Lis Pendens:	02/01/2018 06/03/2020
◆ Housing Appeal Board hearing scheduled for 4/10/2018. Appellant requested a continuance.	
◆ Housing Appeal Board hearing scheduled for 6/12/2018. Appellant requested a second continuance.	
◆ Received title search:	07/19/2018
◆ Housing Appeal Board hearing held; the board passed a unanimous motion to uphold the order to demolish:	08/14/2018
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$7,720
◆ 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: \$44,155	Acquisition & Rehabilitation Cost (Existing structure: 896 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$109,487	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$141,407	Estimated Demolition Cost \$7,720
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 41,800 - Land: \$ 19,000 Total Acquisition: \$ 60,800 Estimated Rehabilitation Cost: \$ 44,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,198 Interest on Taxes owed: \$ 689 Total: \$ 48,687	Acquisition: Tax values: - Structure: \$ 41,800 - Land: \$ 19,000 Total Acquisition: \$ 60,800 New structure: \$ 69,000 Estimated demolition cost: \$ 7,720 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,198 Interest on Taxes owed: \$ 689 Total: \$ 80,607	

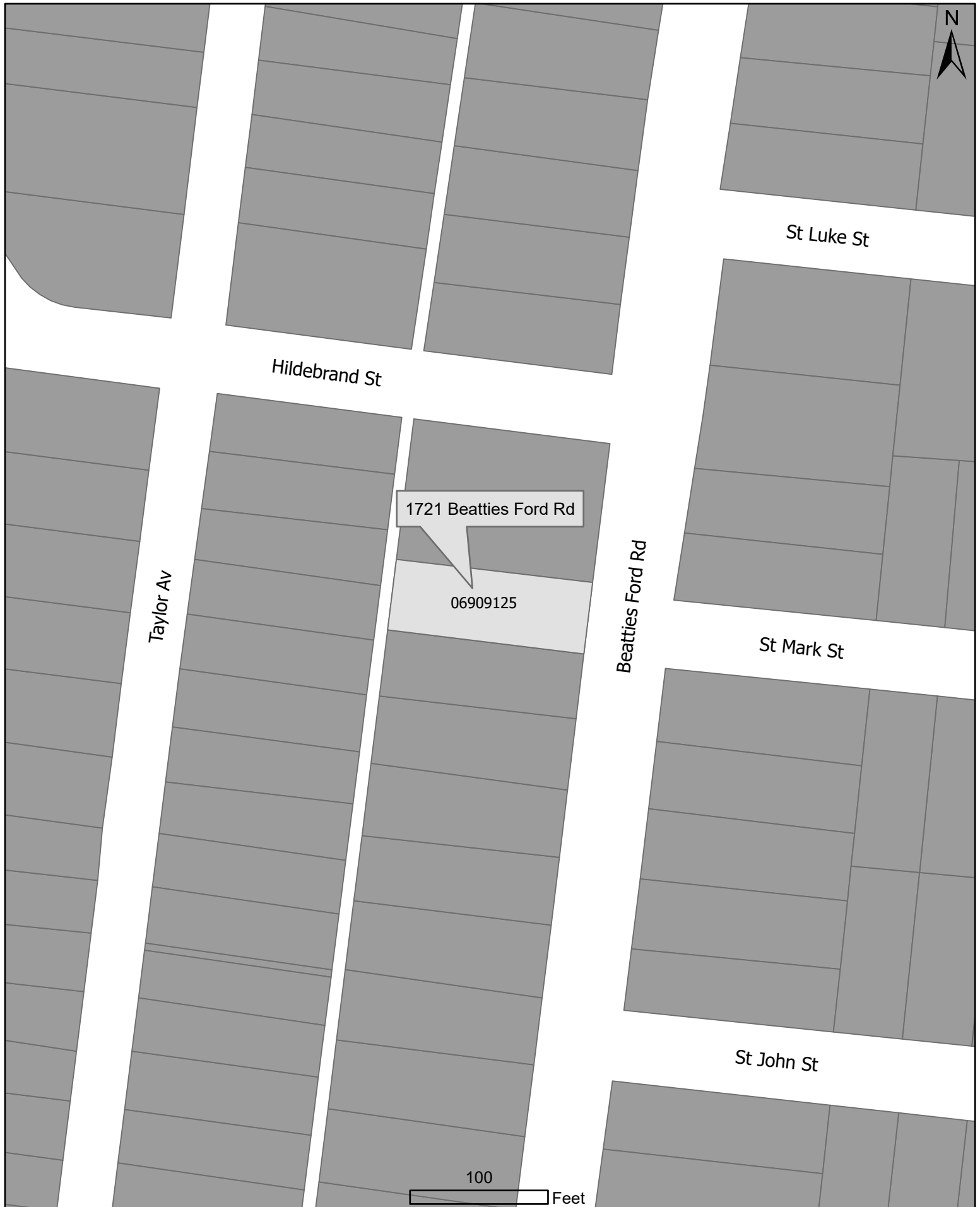
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of \$44,155 (\$49.28/sq. ft.), which is 105.63% of the structure tax value, which is \$41,800.

- 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, electrical, plumbing and heating violations. Paint peeling off walls and ceiling covering throughout. Damaged floor covering. Missing attic insulation. Windows are inoperable. Exterior trim missing in areas. Bathroom plumbing fixtures are loose and pulling away from wall. Inoperable water heater. Damaged electrical breakers. No heat source provided. Damaged roof covering.
- The building is 66 years old and consists of 896 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.
- Ownership: the owner is deceased and there are an unknown number of known heirs associated with this property.
- Environmental conditions: this structure has been assessed and specific sections would need to be taken to ensure the remediation of the existing conditions which include but are not limited to; replacement of the roof, removal of the HVAC system including ductwork, and removal of interior building components.
- Security: the structure continues to be breached each time Code boards it up. As a result, this structure lends itself to possible illegal activity in the community.

1721 Beatties Ford Road



1721 Beatties Ford Road

