

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4730 THORNWOOD 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 HENRIETTA E. LYNNAH ANDYINDRA LYNNAH 4110-112 DOUBLE CREEK CROSSING DRIVE CHARLOTTE, NC 28269

WHEREAS, the dwelling located at 4730 Thornwood 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 4730 Thornwood 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

<b>GENERAL INFORMATION</b>	
Property Address	4730 Thornwood Road
Neighborhood	Neighborhood Profile Area 371
Council District	#4
Owner(s)	Henrietta E. Lynah Yindra Lynah
Owner(s) Address	4110-112 Double Creek Crossing Drive Charlotte, NC 28269
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Charlotte Fire Department
◆ Date of the Inspection:	07/12/2017
◆ Received title search; revealing party in interest:	10/17/2017
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/11/2018 07/26/2019
◆ Held hearing for owner(s) and party in interest by:	05/25/2018 08/21/2019
◆ Owner(s) and party in interest attend hearing:	No
◆ Owner(s) and party in interest ordered to demolish structure by:	06/25/2018 09/27/2019
◆ Filed Lis Pendens:	10/09/2018 01/08/2020
◆ Updated title search; no change:	07/08/2019
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$11,360
◆ 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

<b>IN-REM REPAIR</b>	<b>REHAB TO CITY STANDARD</b>	<b>REPLACEMENT HOUSING</b>	<b>DEMOLITION</b>
Estimated In-Rem Repair Cost: \$46,475	Acquisition & Rehabilitation Cost (Existing structure: 2,187 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$154,933	New Replacement Structure Cost (Structure: 2,187 sq. ft. total) Economic Life: 50 years Estimated cost-\$207,846	Estimated Demolition Cost \$11,360
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 1,900 - Terrace: \$ 100 - Land: <u>\$ 20,000</u> Total Acquisition: \$ 22,000  Estimated Rehabilitation Cost: \$ 109,350 Outstanding Loans \$ 22,000 Property Taxes owed: \$ 1,422 Interest on Taxes owed: <u>\$ 161</u> Total: \$ 132,933	Acquisition: Tax values: - Structure: \$ 1,900 - Terrace: \$ 100 - Land: <u>\$ 20,000</u> Total Acquisition: \$ 22,000  New structure: \$ 150,903 Estimated demolition cost: \$ 11,360 Outstanding Loans: \$ 22,000 Property Taxes owed: \$ 1,422 Interest on Taxes owed: <u>\$ 161</u> Total: \$ 185,846	

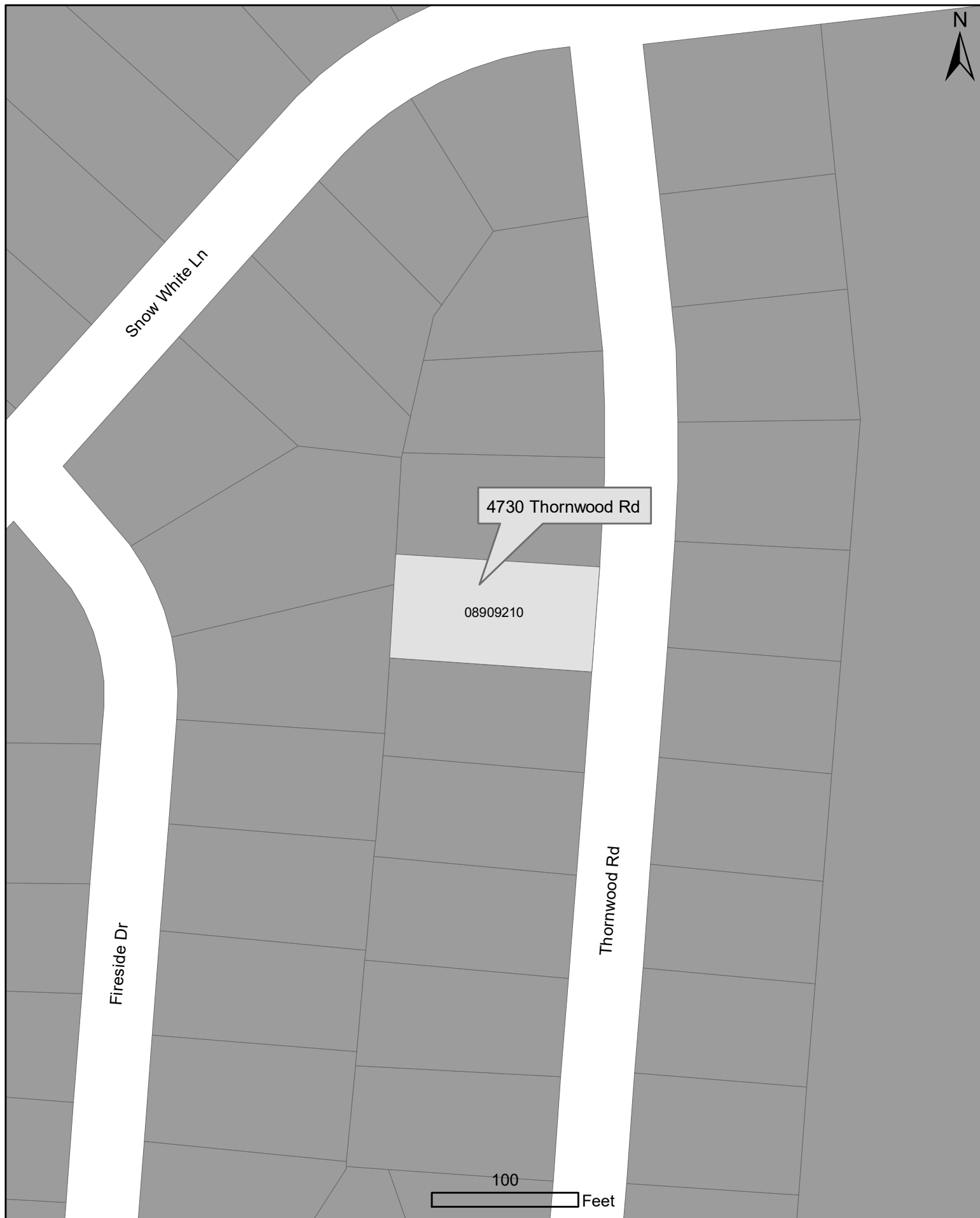
## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$46,475 (\$21.25 /sq. ft.), which is 2,446% of the structure tax value, which is \$1,900.

- 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 and heating violations. Moisture damaged ceiling and wall covering throughout. Broken window glass. Exterior siding and trim decayed/loose and missing in areas. Ductwork for heating equipment damaged. Electrical wiring damaged. Roof covering and sheathing damaged. Fire damaged roof rafters.
- The building is 58 years old and consists of 2,187 square feet total.
- A new 2,187 sq. ft. structure can be built for \$150,903.

# 4730 Thornwood Road



4730 Thornwood Rd

08909210

Snow White Ln

Fireside Dr

Thornwood Rd

100

Feet

4730 Thornwood Road

