

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 5000 LAKEVIEW 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 UNKNOWN HEIRS OF ROBERT D. HILL 5000 LAKEVIEW ROAD CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 5000 Lakeview 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 5000 Lakeview 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	5000 Lakeview Road
Neighborhood	Neighborhood Profile Area 260
Council District	#2
Owner(s)	Unknown Heirs of Robert D. Hill
Owner(s) Address	5000 Lakeview Road Charlotte, NC 28216
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	03/30/2017
◆ Title report received revealing parties in interest:	05/12/2017
◆ Owner(s) and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	04/18/2017 04/27/2017 06/06/2017
◆ Held hearing for owner(s) and parties in interest by:	05/03/2017 05/31/2017 06/21/2017
◆ Owner(s) and parties in interest attend hearing:	No
◆ Filed Lis Pendens:	08/02/2017
◆ Owner(s) and parties in interest ordered to demolish structure by:	08/11/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$8,815
◆ 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

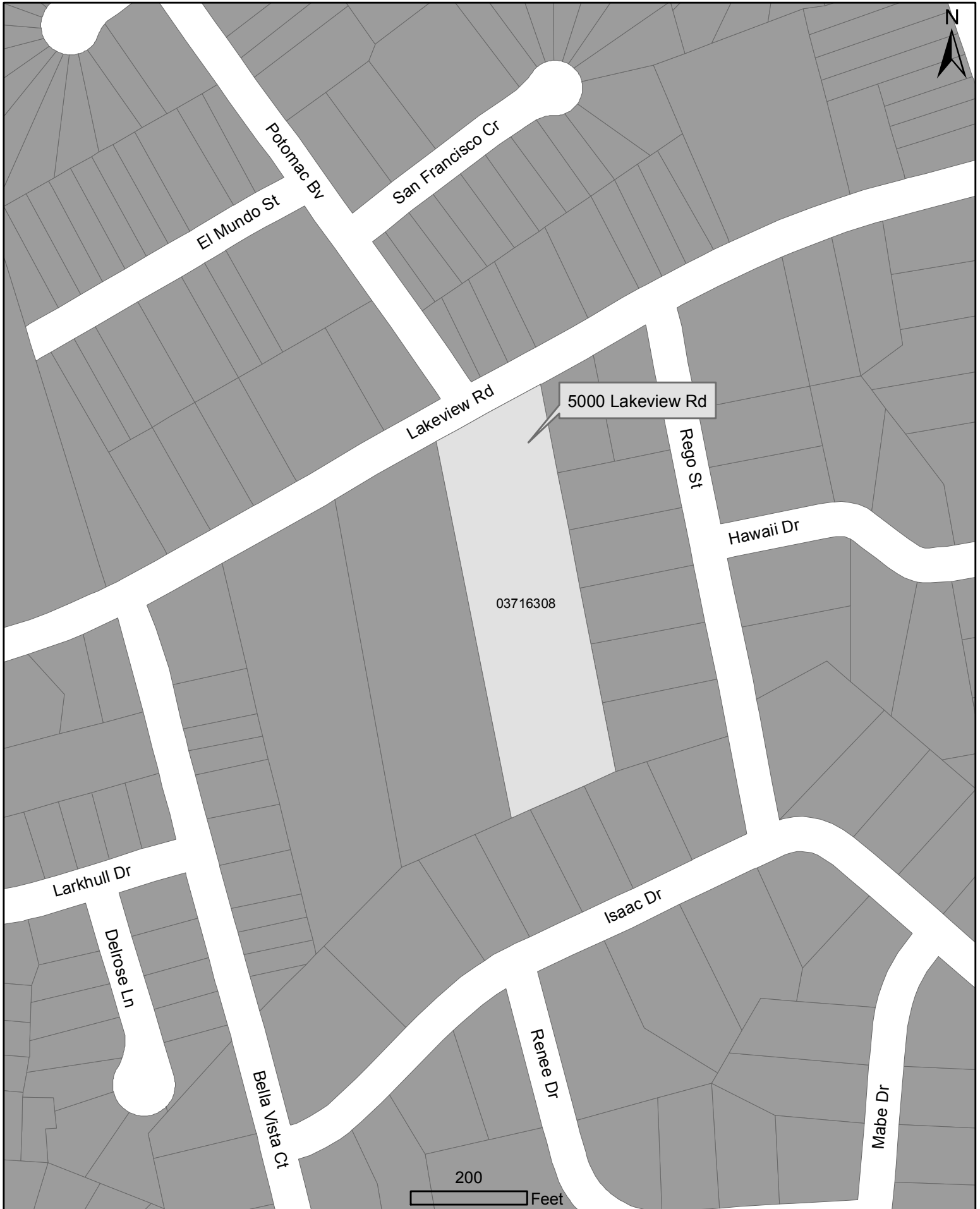
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$57,432	Acquisition & Rehabilitation Cost (Existing structure: 921 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$239,292	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$171,028	Demolition Cost \$8,815
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 28,500 - Shed: \$ 4,400 - Land: <u>\$ 74,200</u> Total Acquisition: \$ 107,100 Estimated Rehabilitation Cost: \$ 46,050 Outstanding Loans \$ 61,430 Property Taxes owed: \$ 16,308 Interest on Taxes owed: <u>\$ 8,404</u> Total: \$ 132,192	Acquisition: Tax values: - Structure: \$ 28,500 - Shed: \$ 4,400 - Land: <u>\$ 74,200</u> Total Acquisition: \$ 107,100 New structure: \$ 69,000 Demolition: \$ 8,815 Outstanding Loans: \$ 61,430 Property Taxes owed: \$ 16,308 Interest on Taxes owed: <u>\$ 8,404</u> Total: \$ 132,192	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$57,432 (\$62.35/sq. ft.), which is 201.51 % of the structure tax value, which is \$28,500.
- 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: Walls and ceiling covering water damaged. Areas of subflooring missing. Decayed floor girder, joists and sill. Windows are inoperable. Decayed fascia (exterior trim). Areas of missing exterior siding. Roof covering damaged/loose. Roof sheathing decayed. Decayed roof rafters. Damaged plumbing fixtures. Damaged electrical wiring. Heating equipment and ductwork not maintained. Accessory building not in safe substantial condition.
- The building is 72 years old and consists of 921 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

5000 Lakeview Road



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