

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 418 RANIER 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 SKY HOUSING LLC, 8511 DAVIS LAKE PARKWAY SUITE C6-249 CHARLOTTE, NC 28269.

WHEREAS, the dwelling located at 418 Ranier 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 418 Ranier 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	418 Ranier Avenue
Neighborhood	Neighborhood Profile Area 367
Council District	#1
Owner(s)	Sky Housing LLC
Owner(s) Address	8511 Davis Lake Parkway Suite C6-249 Charlotte, NC 28269

KEY FACTS

Focus Area	Housing & Neighborhood Development & Community Safety Plan
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CODE ENFORCEMENT INFORMATION

◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	05/13/2018
◆ Owner and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/30/2018 08/17/2018
◆ Received title search revealing parties in interest:	06/04/2018
◆ Held hearing for owner and parties in interest by:	06/27/2018 09/11/2018
◆ Owner and parties in interest attend hearing:	No
◆ Owner and parties in interest ordered to demolish structure by:	08/13/2018 10/11/2018
◆ Filed Lis Pendens:	08/20/2018
◆ Owner issued Supplemental Order(s) to Repair by:	12/17/2018 01/17/2019 02/22/2019
◆ Property ownership changed:	04/24/2019
◆ Received updated title search revealing new owner:	05/10/2019
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/05/2020
◆ Held hearing for owner by:	02/26/2020
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	03/18/2020
◆ Owner issued Supplemental Order to Repair by	05/01/2020
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$14,146
◆ 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: \$150,180	Acquisition & Rehabilitation Cost (Existing structure: 4,582 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$1,225,503	New Replacement Structure Cost (Structure: 4,582 sq. ft. total) Economic Life: 50 years Estimated cost-\$1,326,707	Estimated Demolition Cost \$14,146
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 154,900 - Deck: \$ 300 - Land: \$ 410,000 Total Acquisition: \$ 565,200 Estimated Rehabilitation Cost: \$ 229,100 Outstanding Loans \$ 425,000 Property Taxes owed: \$ 5,824 Interest on Taxes owed: \$ 379 Total: \$ 660,303	Acquisition: Tax values - Structure: \$ 154,900 - Deck: \$ 300 - Land: \$ 410,000 Total Acquisition: \$ 565,200 New structure: \$ 316,158 Estimated demolition cost: \$ 14,146 Outstanding Loans: \$ 425,000 Property Taxes owed: \$ 5,824 Interest on Taxes owed: \$ 379 Total: \$ 761,507	

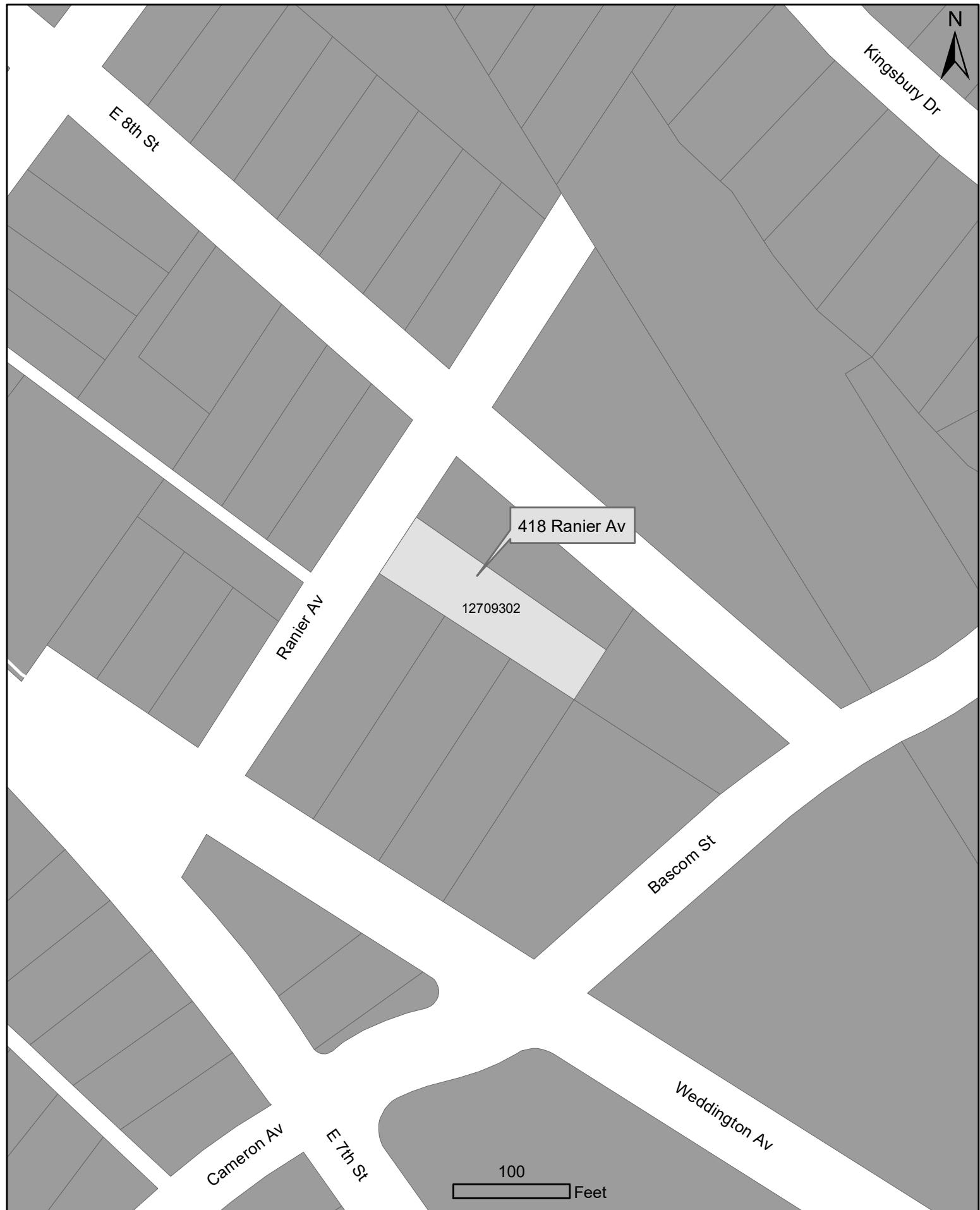
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$150,180 (\$32.77/sq. ft.), which is 96.95% of the structure tax value, which is \$154,900.

- 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, plumbing, electrical and heating violations. Ceiling and wall covering missing throughout. Missing attic insulation. Missing plumbing fixtures. Missing heating equipment. Missing electrical fixtures and wiring. Exterior wall siding missing in areas. Missing porch flooring and railings.
- The building is 100 years old and consists of 4,582 square feet total.
- A new 4,582 sq. ft. structure can be built for \$316,158.

418 Ranier Avenue



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