

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 421 MONTROSE STREET 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 ALLEN GRIER 1432 CHELVESTON DRIVE CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 421 Montrose Street 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 421 Montrose Street 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	421 Montrose Street
Neighborhood	Neighborhood Profile Area 370
Council District	1
Owner(s)	Allen Grier
Owner(s) Address	1432 Chelveston Drive Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency Referral Charlotte Fire Department
◆ Date of the Inspection:	12/03/2021
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	06/18/2022
◆ Held hearing for owner by:	07/13/2022
◆ Owner attend hearing:	No
◆ Owner contacted the city and stated he plan to repair the structure:	08/11/2022
◆ Owner ordered to demolish structure by:	08/13/2022
◆ Filed Lis Pendens:	08/24/2022
◆ Owner issued a Supplemental Findings of Fact to repair structure by:	09/23/2022
◆ Received title search:	09/27/2022
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$21,025
◆ 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: \$117,047	Acquisition & Rehabilitation Cost (Existing structure: 3,169 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$545,473	New Replacement Structure Cost (Structure: 3,169 sq. ft. total) Economic Life: 50 years Estimated cost-\$626,709	Estimated Demolition Cost \$21,025
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 89,100 - Land: \$ 287,500 - Garage: \$ <u>6,600</u> Total Acquisition: \$ 383,200 Estimated Rehabilitation Cost: \$ 158,450 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,823 Interest on Taxes owed: \$ <u>0</u> Total: \$ 162,273	Acquisition: Tax values: - Structure: \$ 89,100 - Land: \$ 287,500 - Garage: \$ <u>6,600</u> Total Acquisition: \$ 383,200 New structure: \$ 218,661 Estimated demolition cost: \$ 21,025 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,823 Interest on Taxes owed: \$ <u>0</u> Total: \$ 243,509	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$117,047 (\$36.93/sq. ft.), which is 131% of the structure tax value, which is \$89,100.

- 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. Interior walls and ceiling covering moisture damaged and or missing in areas. Windows are missing and or inoperable. Areas of exterior siding and trim decayed/loose/missing. Missing insulation in attic. Missing electrical fixtures, receptacles and switches. Inoperable heating equipment. Damaged water heater, Missing plumbing fixtures. Masonry chimney is leaning. Foundation wall has substantial cracking/movement. Accessory building not in safe substantial condition.
- The building is 102 years old and consists of 3,169 square feet total.
- A new 3,169 sq. ft. structure can be built for \$218,661.

421 Montrose Street



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