

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 1937 1,2 TERRYBROOK LANE 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 ROBERT L. HOGAN JR. AND DINA M. DIORIO-HOGAN 162 BOWER ROAD POUGHKEEPSIE, NY 12603

WHEREAS, the dwelling located at 1937 1,2 Terrybrook Lane 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 1937 1,2 Terrybrook Lane 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:

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Senior Assistant City Attorney



**GENERAL INFORMATION**

Property Address	1937 1,2 Terrybrook Lane
Neighborhood	Neighborhood Profile Area 10
Council District	#1
Owner(s)	Robert L. Hogan Jr. and Dina M. Diorio-Hogan
Owner(s) Address	162 Bower Road Poughkeepsie, NY 12603

**KEY FACTS**

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

◆ Reason for Inspection:	Field Observation
◆ Title report received, revealing parties in interest:	6/24/2015
◆ Date of the Inspection:	6/25/2015
◆ Owner(s) and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	7/61/2015
◆ Held hearing for owner(s) and parties in interest by:	7/29/2015
◆ Owner(s) and parties in interest attend hearing:	No
◆ Filed Lis Pendens:	9/3/2015
◆ Owner(s) and parties in interest ordered to demolish structure by:	9/10/2015
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$7,322
◆ 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: \$44,265	Acquisition & Rehabilitation Cost (Existing structure: 1,743 sq.ft. total) Economic Life: 15-20 years Estimated cost-\$264,795	New Replacement Structure Cost (Structure: 1,743 sq.ft. total) Economic Life: 50 years Estimated cost-\$305,234	Demolition Cost \$7,322
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 59,900 - Terrace/Patio: \$ 0 - Land: <u>\$ 21,000</u> Total Acquisition: \$ 81,700  Estimated Rehabilitation Cost: \$ 87,150 Outstanding Loans \$ 87,900 Property Taxes owed: \$ 6,610 Interest on Taxes owed: <u>\$ 1,435</u> Total: \$183,095	Acquisition: Tax values: - Structure: \$ 59,900 - Terrace/Patio: \$ 0 - Land: <u>\$ 21,000</u> Total Acquisition: \$ 81,700  New structure: \$ 120,267 Demolition: \$ 7,322 Outstanding Loans: \$ 87,900 Property Taxes owed: \$ 6,610 Interest on Taxes owed: <u>\$ 1,435</u> Total: \$ 223,534	

## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$44,265 (\$25.39 /sq. ft.) which is 73.898% of the structure tax value, which is \$59,900.
- 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, Heating and Plumbing: Damaged and missing interior wall covering. Decayed wall framing. Windows are not reasonably weather-tight. Areas of roof covering and sheathing missing. Holes in foundation wall. Missing electrical fixtures. No heat source provided. Supply and drain piping missing. Plumbing fixtures missing.
- The building is 54 years old and consists of 1,743 square feet total.
- A new 1,743 sq. ft. structure can be built for \$120,267.

# 1937 1,2 Terrybrook Lane



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