

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4810 LAMONT DRIVE 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 IRA D. STEWART 4810 LAMONT DRIVE CHARLOTTE, NC 28210

WHEREAS, the dwelling located at 4810 Lamont Drive 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 4810 Lamont Drive 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	4810 Lamont Drive
Neighborhood	Neighborhood Profile Area 393
Council District	#6
Owner(s)	Ira D. Stewart
Owner(s) Address	4810 Lamont Drive Charlotte, NC 28210
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Petition
◆ Date of the Inspection:	05/21/2019
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	06/13/2019
◆ Held hearing for owner by:	07/03/2019
◆ Owner attend hearing:	Yes
◆ Received title search:	08/07/2019
◆ Owner ordered to demolish structure by:	08/12/2019
◆ Owner submitted letter of appeal:	08/19/2019
◆ Housing Appeals Board met on 3/10/2020. The board allowed the owner until 4/14/2020 to bring the property into compliance.	
◆ Additional extension issued to comply by:	05/28/2020
◆ Filed Lis Pendens:	02/12/2020 03/26/2020
◆ Owner has not repaired, or complied with order to demolish.	
◆ Title search updated:	08/03/2020
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$12,040
◆ 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: \$82,607	Acquisition & Rehabilitation Cost (Existing structure: 2,055 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$347,758	New Replacement Structure Cost (Structure: 2,055 sq. ft. total) Economic Life: 50 years Estimated cost-\$398,843	Estimated Demolition Cost \$12,040
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 41,300 - Land: <u>\$ 190,000</u> Total Acquisition: \$ 231,300 Estimated Rehabilitation Cost: \$ 102,750 Outstanding Loans \$ 0 Property Taxes owed: \$ 9,538 Interest on Taxes owed: <u>\$ 4,170</u> Total: \$ 116,458	Acquisition: Tax values: - Structure: \$ 41,300 - Land: <u>\$ 190,000</u> Total Acquisition: \$ 231,300 New structure: \$ 141,795 Estimated demolition cost: \$ 12,040 Outstanding Loans: \$ 0 Property Taxes owed: \$ 9,538 Interest on Taxes owed: <u>\$ 4,170</u> Total: \$ 167,543	

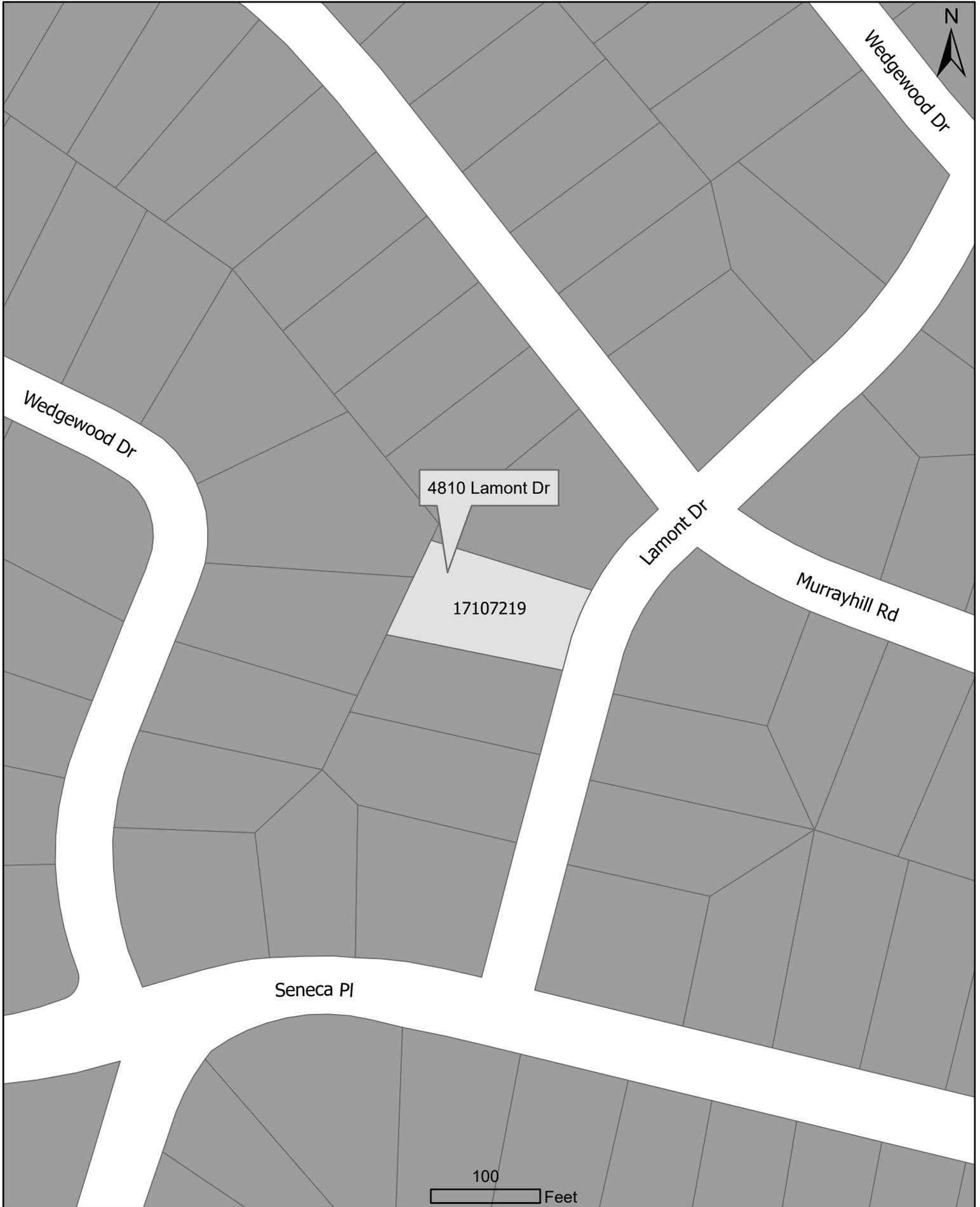
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$82,607 (\$40.19 /sq. ft.), which is 200% of the structure tax value, which is \$41,300.

- 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. Ceiling and wall covering consists of moisture damaged throughout. Windows are inoperable throughout. Damaged entry doors. Areas of decayed exterior siding and trim. Damaged roof covering. Decayed roof sheathing. Damaged plumbing fixtures. Heating equipment not operational. Accessory building not in safe substantial condition.
- The building is 65 years old and consists of 2,055 square feet total.
- A new 2,055 sq. ft. structure can be built for \$141,795.

4810 Lamont Drive



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