

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DETACHED GARAGE STRUCTURE AT 7214 LAWYERS 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 SAMANTHA LAINE 7214 LAWYERS ROAD CHARLOTTE, NC 28227

WHEREAS, the detached garage structure located at 7214 Lawyers 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 detached garage structure; 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 detached garage structure located at 7214 Lawyers 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:

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Senior Assistant City Attorney

## IN REM ACTION REQUEST

PROPERTY INFORMATION	
Property Address	7214 Lawyers Road (detached garage only)
Parcel Identification Number	13501312
Council District	5
Owner	Samantha Laine
Owner Address as listed in public records	7214 Lawyers Road Charlotte, NC 28227
Historic Designation	No
Structure Type re: In Rem Request	Detached garage
Structure Age	61 years
Structure Square Feet	1,508
Structure Occupied?	No
Tax Value of In-Rem Structure:	\$3,100

ACTION REQUEST	
Type of In Rem Requested	Demolition
Estimated Demolition Cost	\$7,900
Lien	Lien will be placed on the property for the cost of demolition
Council Priority Area	Great Neighborhoods; Safe Communities

CODE ENFORCEMENT	
Reason for Inspection	Field Observation
Date of Initial Inspection	01/25/2024
Violations	Building not safe substantial condition. Roof sheathing is decayed, fascia is decayed, window is missing, door casing is damaged, part of the roof is damaged, Ceiling is decaying and has holes. Electrical panel is damaged, wires exposed.
Title Search	04/05/24
Parties of Interest revealed by Title Search?	No
Owner notified of Complaint and Notice of Hearing (personal service):	02/21/2024
Hearing Date for Owner:	03/20/2024
Owner attendance at hearing:	No
Owner ordered to demolish structure by:	01/13/2025
Lis Pendens – Complaint Notice of Hearing:	08/16/2024
Lis Pendens – Findings of Fact and Order	01/13/2025
Repair or compliance with order to demolish:	No
Notifications	Owner and parties of interest (if any) have been advised that failure to comply with the Order to Demolish will result in City Council Request for Action to approve demolition by the City and a lien being placed on the property for city's costs.

## STAFF RECOMMENDATION

- In Rem Demolition

Recommendation Rationale

- This property has a history of city-contracted nuisance abatement (e.g., tall weed and grass and debris clean-up). Additionally, the property has been flagged by CMPD as a nuisance property.
- The structure is dilapidated, unsafe and unfit for human habitation, evidencing a prolonged lack of essential property upkeep and failure to maintain minimum standards of fitness.
- Despite attempts to work with the owner to achieve compliance, owner has not repaired structure or complied with the order to demolish; no building permits have been issued.
- City repair cost is conservatively estimated to be \$8,500 (approximately \$5.63 per square foot), which is 274% of the structure's assessed tax value.
- Action is recommended to address the health and safety issues and other blighted conditions of the structures. A lien will be placed on the property for the city expenses.

### **Definitions:**

Dilapidated: Dilapidated, as it applies to dwellings and rooming houses, means that a dwelling or rooming house is unsafe or unfit for human habitation and cannot be repaired, altered or improved to comply with the minimum standards of fitness at a cost not in excess of 65% of its physical value, as determined by a finding of the inspector, and as set forth in the City of Charlotte Minimum Housing Code (Chapter 11).

Lis Pendens. Lis pendens is an official notice to the public that a lawsuit involving a claim on a property has been filed.

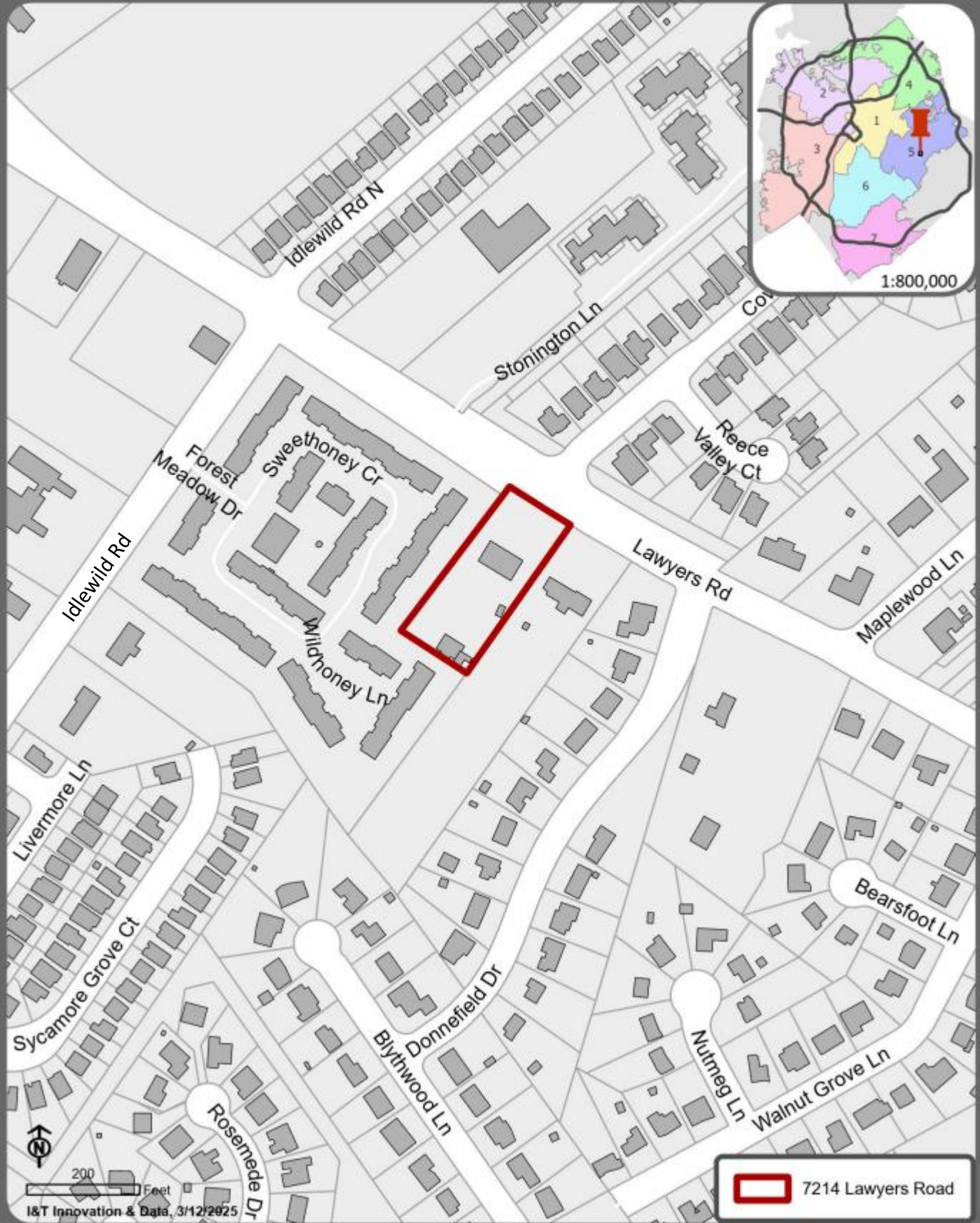
Parties in Interest. Parties in interest are parties other than property owners that are identified in the Title Search as having an interest in the property. Examples include mortgage holders, banks, and other lien holders.

Reason for Inspection. There are several ways a property inspection can be initiated:

- a tenant can file a complaint if they believe there are violations in their unit;
- a petition signed by five individuals can be submitted to the city;
- a public agency referral can be received (e.g., from CMPD, CFD, CMS, DSS, Mecklenburg County Health, etc.); or
- a field observation by Code Enforcement Staff can occur.

Title Search. A title search is the process of examining public records to determine and confirm a property's legal ownership and identify any claims or liens against it.

# 7214 Lawyers Road



200 Feet  
I&T Innovation & Data, 3/12/2025

7214 Lawyers Road

# 7214 Lawyers Road



Front and side view



Exterior side view

# 7214 Lawyers Road



Interior



Interior

### **Reference – In Rem Process Following City Council Approval**

The following overview is intended to provide further explanation for the process of In Rem actions that are approved by City Council.

- Following In Rem approval by City Council, Housing and Neighborhood Services Code Enforcement Staff initiate enforcement of the approved action.
- Quotes for contractor services are requested from pre-approved firms chosen through a Request for Proposals (RFP), based on qualifications, experience, cost, and responsiveness to RFP requirements.
- Upon receiving quotes for the approved In Rem services, staff authorize the selected firm to proceed with the approved work.
- Once the contractors have completed the In Rem services, they submit an invoice to the city and city processes the payment.
- A lien is placed on the property for the city's expenses related to the approved activities, and the lien is filed in the public records.