

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2000 PURSER 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 RBP INVESTMENTS, LLC PO BOX 11113 CHARLOTE, NC 28220.

WHEREAS, the dwelling located at 2000 Purser 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 2000 Purser 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	2000 Purser Drive
Neighborhood	Neighborhood Profile Area 128
Council District	#1
Owner(s)	RBP Investment, LLC
Owner(s) Address	PO Box 11113 Charlotte, NC 28220
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	03/10/2016
◆ Received title search revealing parties in interest:	03/21/2016
◆ Owner(s) and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/05/2016 04/15/2016
◆ Held hearing for owner(s) and parties in interest by:	04/06/2016 05/11/2016
◆ Owner(s) and parties in interest attend hearing:	No
◆ Owner(s) and parties in interest ordered to demolish structure by:	05/09/2016 06/10/2016
◆ Filed Lis Pendens:	03/01/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,605
◆ 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: \$22,155	Acquisition & Rehabilitation Cost (Existing structure: 1,227 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$126,950	New Replacement Structure Cost (Structure: 1,227 sq. ft. total) Economic Life: 50 years Estimated cost-\$156,868	Estimated Demolition Cost \$6,605
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 28,600 - Garage: \$ 1,900 - Land: \$ 20,400 Total Acquisition: \$ 50,900 Estimated Rehabilitation Cost: \$ 61,350 Outstanding Loans \$ 14,700 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 76,050	Acquisition: Tax values: - Structure: \$ 28,600 - Garage: \$ 1,900 - Land: \$ 20,400 Total Acquisition: \$ 50,900 New structure: \$ 84,663 Estimated demolition cost: \$ 6,605 Outstanding Loans: \$ 14,700 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 105,968	

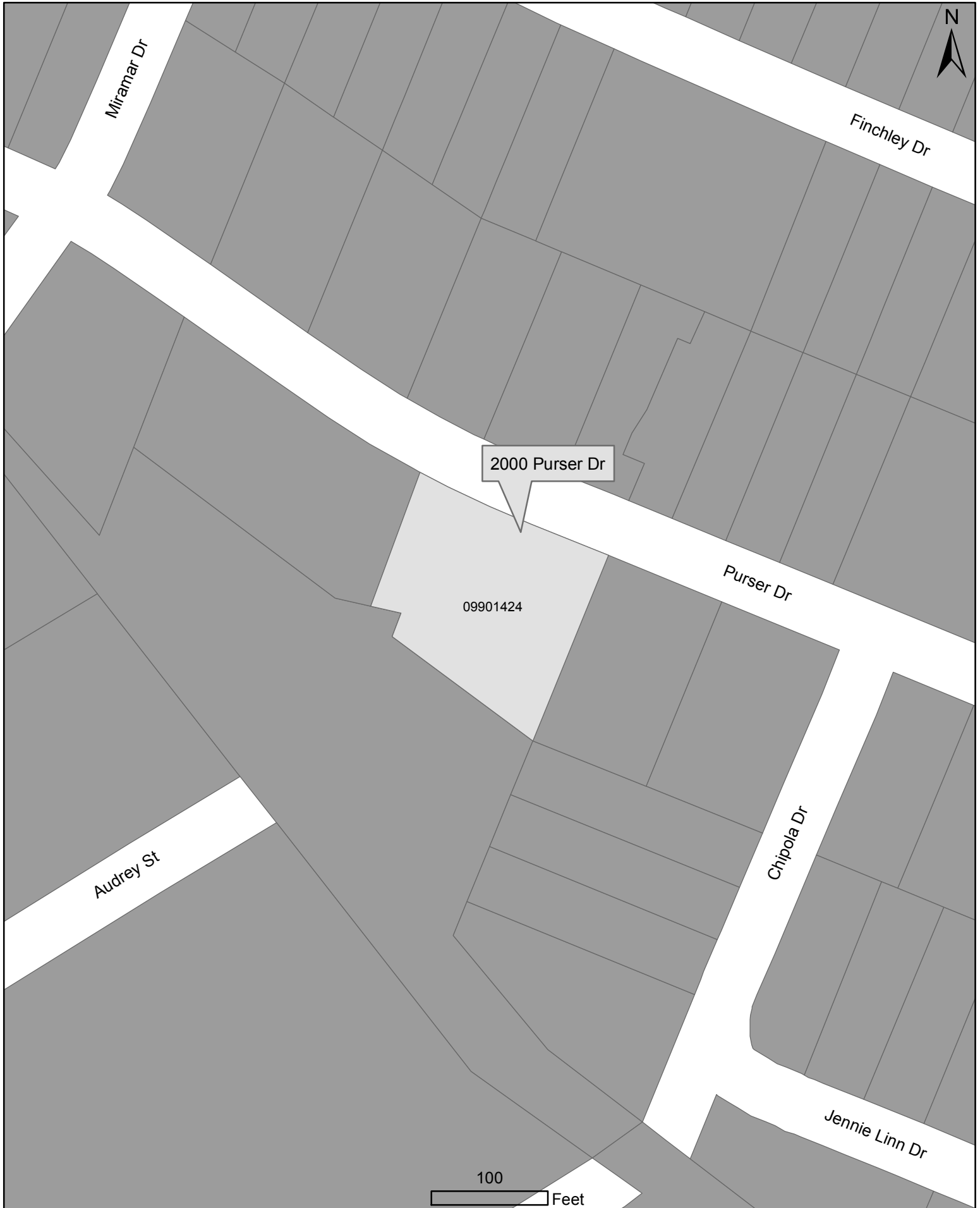
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$22,155 (\$18.05/sq. ft.), which is 77.465% of the structure tax value, which is \$28,600.

- 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. Holes in walls and ceiling covering. Multiple broken window glass. Missing smoke and carbon monoxide detectors. Utility room areas of roof sheathing not structurally sound, roof covering loose/damaged. Sections of electrical wiring missing/cut. Missing plumbing fixtures. Heating equipment not present.
- The building is 66 years old and consists of 1,227 square feet total.
- A new 1,227 sq. ft. structure can be built for \$84,663.

2000 Purser Drive



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