

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3836 WHITEHALL 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 KNOWN AND UNKNOWN HEIRS OF MICHAEL E. KERLEY 3836 WHITEHALL DRIVE CHARLOTTE, NC 28208

WHEREAS, the dwelling located at 3836 Whitehall 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 3836 Whitehall 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	3836 Whitehall Drive
Neighborhood	Neighborhood Profile Area 387
Council District	#3
Owner(s)	Known and Unknown Heirs of Michael E. Kerley
Owner(s) Address	3836 Whitehall Drive Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public agency referral (Charlotte-Mecklenburg Police)
◆ Title report received:	04/06/2017
◆ Date of the Inspection:	04/13/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/05/2017
◆ Held hearing for owner(s) by:	05/24/2017
◆ Owner(s) attend hearing:	No
◆ Filed Lis Pendens:	06/08/2017
◆ Owner(s) ordered to demolish structure by:	06/27/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ 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

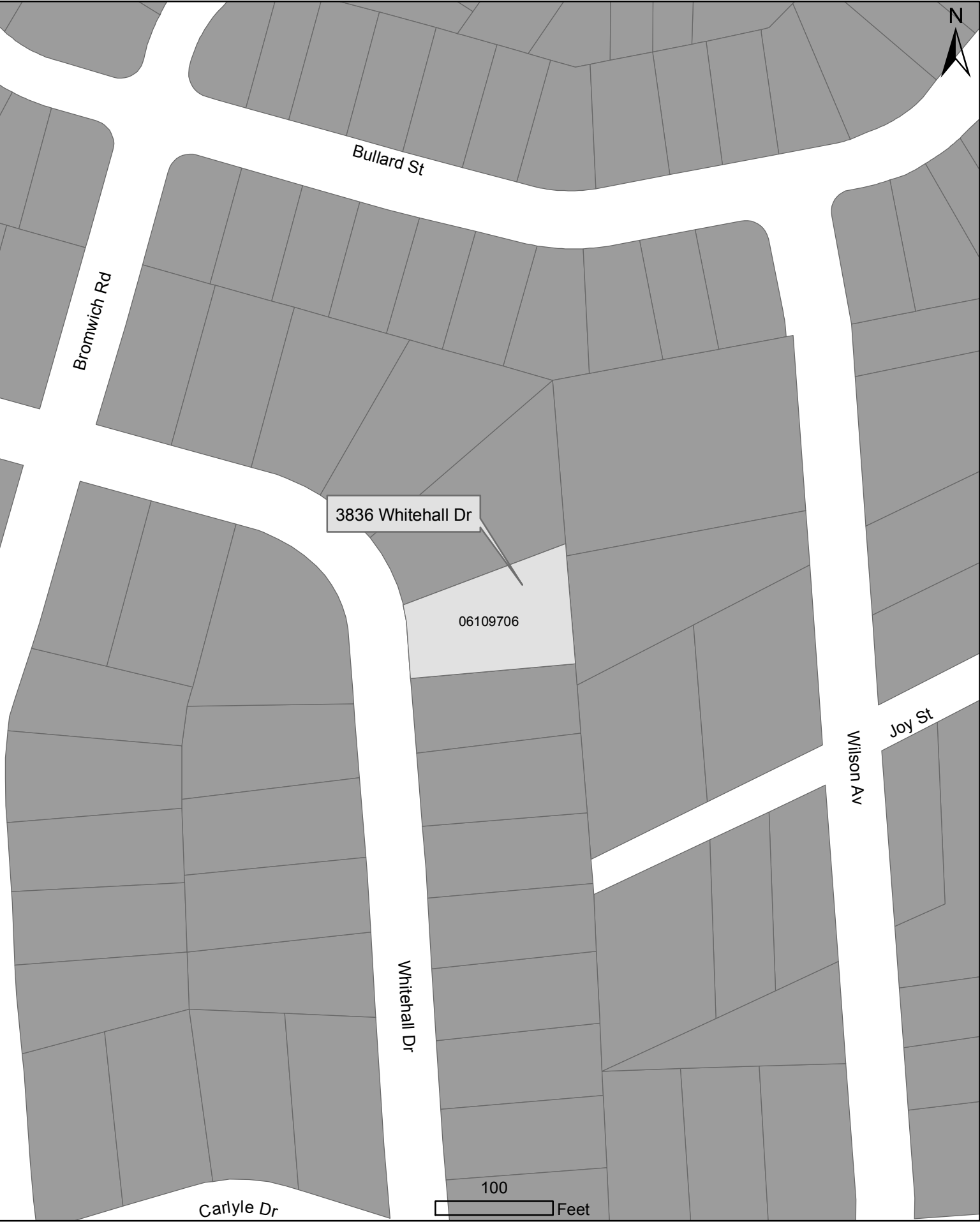
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$45,980	Acquisition & Rehabilitation Cost (Existing structure: 1,227 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$141,110	New Replacement Structure Cost (Structure: 1,227 sq. ft. total) Economic Life: 50 years Estimated cost-\$171,028	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: \$ 61,600 - Porch: \$ 100 - Land: \$ <u>13,500</u> Total Acquisition: \$ 75,200 Estimated Rehabilitation Cost: \$ 61,350 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,399 Interest on Taxes owed: \$ <u>1,161</u> Total: \$ 65,910	Acquisition: Tax values: - Structure: \$ 61,600 - Porch: \$ 100 - Land: \$ <u>13,500</u> Total Acquisition: \$ 75,200 New structure: \$ 84,663 Demolition: \$ 6,605 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,399 Interest on Taxes owed: \$ <u>1,161</u> Total: \$ 95,828	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$45,980 (\$37.47/sq. ft.), which is 74.642 % of the structure tax value, which is \$61,600.
- 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 and heating violations: Holes in ceiling covering. Portion of wall framing missing in bedroom. Broken window glass. Damaged entry door. Decayed fascia (exterior trim). Brick veneer cracked in areas. Roof covering damaged/loose. Roof sheathing decayed. Vent pipe for gas water heater damaged. Damaged electrical breaker box. Light fixtures damaged/inoperable. Heating equipment missing.
- The building is 62 years old and consists of 1,227 square feet total.
- A new 1,227 sq. ft. structure can be built for \$84,663.

3836 Whitehall Drive



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