

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2029 QUEENS ROAD EAST 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 ALAN CRAIG SHELTON 2131 CUMBERLAND AVENUE CHARLOTTE, NC 28203.

WHEREAS, the dwelling located at 2029 Queens Road East 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 2029 Queens Road East 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	2029 Queens Road East
Neighborhood	Neighborhood Profile Area 392
Council District	#6
Owner(s)	Alan Craig Shelton
Owner(s) Address	2131 Cumberland Avenue Charlotte, NC 28203
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	07/18/2016
◆ Received title search:	08/10/2016
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	08/11/2016
◆ Held hearing for owner by:	09/09/2016
◆ Owner attend hearing:	Yes
◆ Received letter of appeal:	09/19/2016
◆ Filed Lis Pendens:	09/28/2016
◆ Owner ordered to demolish structure by:	10/10/2016
◆ The Housing Appeals Board upheld the Order to demolish. The board delayed enforcement of the Order by one hundred twenty (120) days or until June 14 th 2017.	2/14/2017
◆ Received title search update, no change:	07/13/2017
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$27,770
◆ 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: \$57,675	Acquisition & Rehabilitation Cost (Existing structure: 3,405 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$784,765	New Replacement Structure Cost (Structure: 3,405 sq. ft. total) Economic Life: 50 years Estimated cost-\$877,230	Estimated Demolition Cost \$27,770
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 12,700 - Garage: \$ 1,600 - Land: \$ <u>592,300</u> Total Acquisition: \$ 606,600 Estimated Rehabilitation Cost: \$ 170,250 Outstanding Loans \$ 0 Property Taxes owed: \$ 7,915 Interest on Taxes owed: \$ <u>0</u> Total: \$ 178,165	Acquisition: Tax values: - Structure: \$ 12,700 - Garage: \$ 1,600 - Land: \$ <u>592,300</u> Total Acquisition: \$ 606,600 New structure: \$ 234,945 Estimated demolition cost: \$ 27,770 Outstanding Loans: \$ 0 Property Taxes owed: \$ 7,915 Interest on Taxes owed: \$ <u>0</u> Total: \$ 270,630	

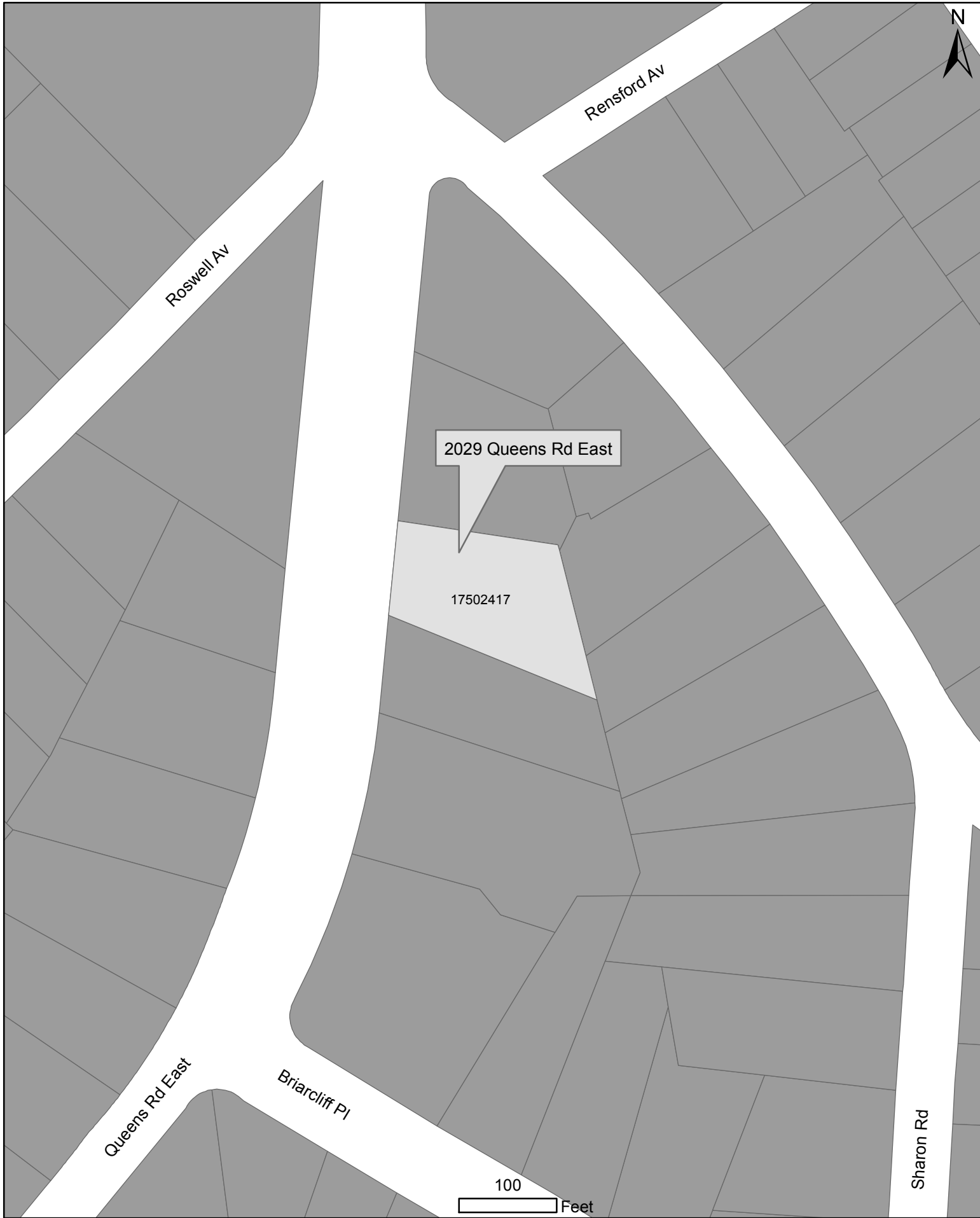
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$57,675 (\$16.93/sq. ft.), which is 454.13% of the structure tax value, which is \$12,700.

- 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. Walls, floor and ceiling covering unclean/unsanitary. Holes/cracks in finish of ceiling material. Decayed floor joists. Damaged entry doors. Exterior siding and trim decayed. Loose and decayed stair treads. Loose and damaged roof covering. Areas of decayed roof sheathing. Unsafe electrical wiring. Damaged electrical breaker box. No potable water supply. Heating equipment not operational. Loose and damaged roof covering. Areas of decayed roof sheathing. Accessory building (detached garage) not in safe substantial condition.
- The building is 75 years old and consists of 3,405 square feet total.
- A new 3,405 sq. ft. structure can be built for \$234,945.

2029 Queens Road East



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