

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2605 BOOKER AVENUE 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 LORD NACEP AND TANYA CONYERS 2605 BOOKER AVENUE CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 2605 Booker Avenue 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 2605 Booker Avenue 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	2605 Booker Avenue
Neighborhood	Neighborhood Profile Area 85
Council District	#2
Owner(s)	Lord Nacep, Tanya Conyers
Owner(s) Address	2605 Booker Avenue Charlotte, NC 28216
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/17/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/28/2017
◆ Held hearing for Owner(s) by:	03/21/2017
◆ Owner(s) attend hearing:	Yes
◆ Received letter of intent to repair from Owner(s):	03/21/2017
◆ Owner(s) ordered to demolish structure by:	06/05/2017
◆ Filed Lis Pendens:	07/26/2017
◆ Received title search:	11/10/2017
◆ Owner(s) issued Supplemental Order to repair by:	01/08/2018
◆ Owner(s) issued 2 nd Supplemental Order to repair by:	02/09/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,105
◆ 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: \$44,360	Acquisition & Rehabilitation Cost (Existing structure: 1,127 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$89,067	New Replacement Structure Cost (Structure: 1,127 sq. ft. total) Economic Life: 50 years Estimated cost-\$134,135	Estimated Demolition Cost \$6,105
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 29,400 - Land: \$ 7,700 Total Acquisition: \$ 37,100 Estimated Rehabilitation Cost: \$ 38,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 7,550 Interest on Taxes owed: \$ 5,617 Total: \$ 51,967	Acquisition: Tax values: - Structure: \$ 29,400 - Land: \$ 7,700 Total Acquisition: \$ 37,100 New structure: \$ 77,763 Estimated demolition cost: \$ 6,105 Outstanding Loans: \$ 0 Property Taxes owed: \$ 7,550 Interest on Taxes owed: \$ 5,617 Total: \$ 97,035	

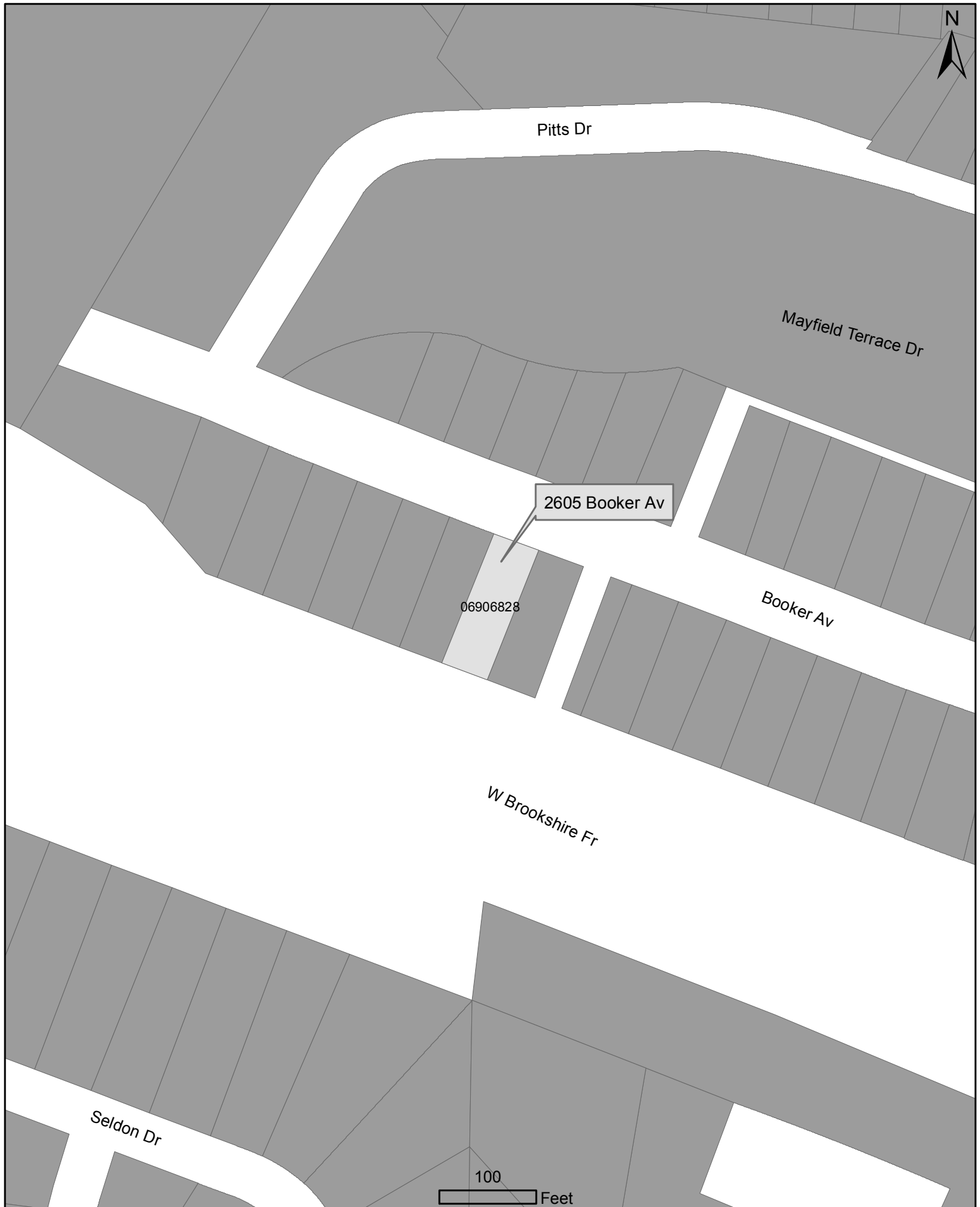
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$44,360 (\$39.36/sq. ft.), which is 150.88% of the structure tax value, which is \$29,400.

- 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, plumbing, electrical and heating violations. Missing areas of ceiling and wall covering. Damaged entry door. Subflooring not reasonably level. Broken window glass. Areas of exterior wood siding decayed. Steps missing at rear entry. Loose and damaged roof covering. Electrical wiring cut/damaged in areas. Drain pipe in crawl space damaged. Areas of ponding water in crawl space. No heat source provided.
- The building is 90 years old and consists of 1,127 square feet total.
- A new 1,127 sq. ft. structure can be built for \$77,763.

2605 Booker Avenue



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