

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2300 LANECREST 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 UNKNOWN HEIRS OF PEGGY G. FUNDERBURK 2300 LANECREST DRIVE CHARLOTTE, NC 28215

WHEREAS, the dwelling located at 2300 Lanecrest 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 2300 Lanecrest 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	2300 Lanecrest Drive
Neighborhood	Neighborhood Profile Area 312
Council District	#1
Owner(s)	Unknown Heirs of Peggy G. Funderburk
Owner(s) Address	2300 Lanecrest Drive Charlotte, NC 28215
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	05/03/2018
◆ Received title search:	06/15/2018
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	06/29/2018
◆ Held hearing for owner(s) by:	07/11/2018
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	08/10/2018
◆ Filed Lis Pendens:	08/24/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$11,250
◆ 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: \$46,770	Acquisition & Rehabilitation Cost (Existing structure: 1,540 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$145,587	New Replacement Structure Cost (Structure: 1,540 sq. ft. total) Economic Life: 50 years Estimated cost-\$186,097	Estimated Demolition Cost \$11,250
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 46,000 - Terrace: \$ 200 - Land: \$ <u>13,700</u> Total Acquisition: \$ 59,900 Estimated Rehabilitation Cost: \$ 77,000 Outstanding Loans \$ 0 Property Taxes owed: \$ 6,640 Interest on Taxes owed: \$ <u>2,047</u> Total: \$ 85,687	Acquisition: Tax values: - Structure: \$ 46,000 - Terrace: \$ 200 - Land: \$ <u>13,700</u> Total Acquisition: \$ 59,900 New structure: \$ 106,260 Estimated demolition cost: \$ 11,250 Outstanding Loans: \$ 0 Property Taxes owed: \$ 6,640 Interest on Taxes owed: \$ <u>2,047</u> Total: \$ 126,197	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$46,770 (\$30.37 /sq. ft.), which is 101.67% of the structure tax value, which is \$46,000.

- 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. Ceiling and wall covering moisture damaged throughout. Decayed floor joists. Floor covering damaged. Entry door damaged. Exterior siding/trim decayed. Roof covering loose/damaged. Excessive junk/debris/animal feces inside dwelling. Live rats visibly seen inside dwelling. Damaged electrical fixtures. Damaged plumbing fixtures. Leaking drain pipe (lower level of dwelling flooded Baseboard heaters not operational. Accessory building not in safe substantial condition.
- The building is 49 years old and consists of 1,540 square feet total.
- A new 1,540 sq. ft. structure can be built for \$106,260.

2300 Lanecrest Drive



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