

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 5624 LAWNMEADOW 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 MARSHALL A. NAIL AND MARY DAVIS 2108 SAINT MARK STREET CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 5624 Lawnmeadow 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 5624 Lawnmeadow 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	5624 Lawnmeadow Drive
Neighborhood	Neighborhood Profile Area 260
Council District	#2
Owner(s)	Marshall A. Nail, Mary Davis
Owner(s) Address	2108 Saint Mark Street 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:	07/01/2019
◆ Received title search revealing party in interest:	07/16/2019
◆ Owner(s) and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	07/11/2019 08/16/2019
◆ Held hearing for owner(s) and party in interest by:	08/05/2019 09/05/2019
◆ Owner(s) and party in interest attend hearing:	No
◆ Owner(s) and party in interest ordered to demolish structure by:	10/06/2019
◆ Filed Lis Pendens:	08/14/2019 10/09/2019
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$8,275
◆ 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: \$20,734	Acquisition & Rehabilitation Cost (Existing structure: 1,115 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$191,519	New Replacement Structure Cost (Structure: 1,115 sq. ft. total) Economic Life: 50 years Estimated cost-\$220,979	Estimated Demolition Cost \$8,275
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 27,900 - Land: \$ 15,000 Total Acquisition: \$ 42,900 Estimated Rehabilitation Cost: \$ 55,750 Outstanding Loans \$ 89,800 Property Taxes owed: \$ 2,596 Interest on Taxes owed: \$ 473 Total: \$ 148,619	Acquisition: Tax values - Structure: \$ 27,900 - Land: \$ 15,000 Total Acquisition: \$ 42,900 New structure: \$ 76,935 Estimated demolition cost: \$ 8,275 Outstanding Loans: \$ 89,800 Property Taxes owed: \$ 2,596 Interest on Taxes owed: \$ 473 Total: \$ 178,079	

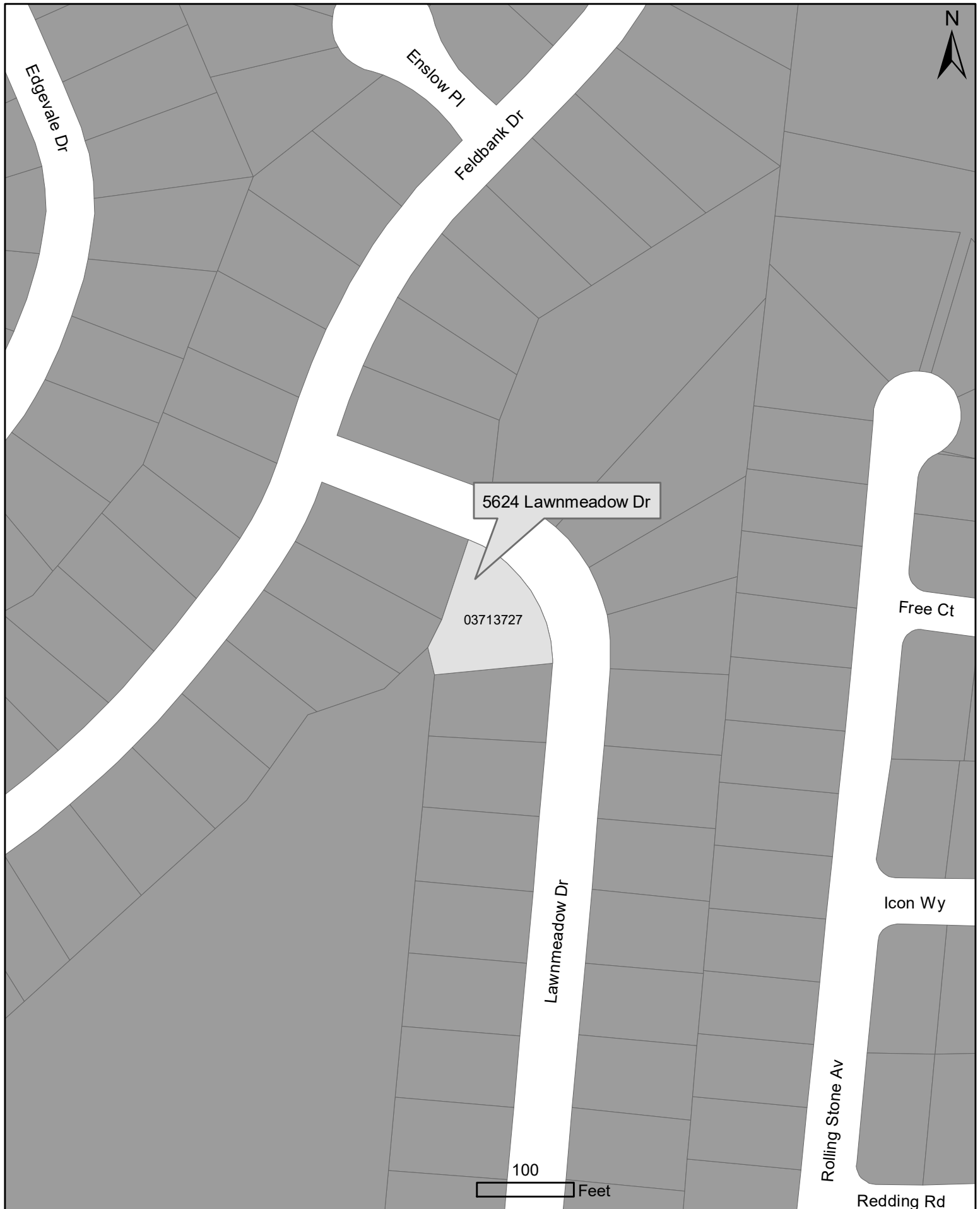
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$20,734 (\$18.59/sq. ft.), which is 74.31% of the structure tax value, which is \$27,900.

- 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. Cracks and holes in interior wall covering. Floor covering missing throughout. Broken window glass. Areas of exterior siding missing/decayed. Damaged electrical wiring. Missing plumbing fixtures. Heating equipment not maintained. Evidence of differential settlement in foundation wall.
- The building is 49 years old and consists of 1,115 square feet total.
- A new 1,115 sq. ft. structure can be built for \$76,935.

5624 Lawnmeadow Drive



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