

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2446 AFTON LANE 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 SAM DOM CHARLOTTE BORROWER, LLC PO BOX 49422 CHARLOTTE, NC 28277

WHEREAS, the dwelling located at 2446 Afton Lane 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 2446 Afton Lane 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	2446 Afton Lane
Neighborhood	Neighborhood Profile Area 387
Council District	#3
Owner(s)	Sam Dom Charlotte Borrower, LLC
Owner(s) Address	PO Box 49422 Charlotte, NC 28277
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Public Agency Referral Charlotte Fire Department
◆ Date of the Inspection:	06/03/2020
◆ Received title search revealing parties in interest:	07/06/2020
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	06/13/2020 07/13/2020
◆ Held hearing for owner(s) and party in interest by:	07/07/2020 08/12/2020
◆ Owner(s) and party in interest attend hearing:	Yes (owner)
◆ Owner(s) and party in interest ordered to demolish structure by:	09/11/2020 09/18/2020
◆ Filed Lis Pendens:	06/03/2020 06/11/2020
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$9,100
◆ 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: \$80,310	Acquisition & Rehabilitation Cost (Existing structure: 1,715 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$3,975,725	New Replacement Structure Cost (Structure: 1,715 sq. ft. total) Economic Life: 50 years Estimated cost-\$4,017,410	Estimated Demolition Cost \$9,100
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 98,000 - Land: <u>\$ 23,000</u> Total Acquisition: \$ 121,000 Estimated Rehabilitation Cost: \$ 85,750 Outstanding Loans \$ 3,767,700 Property Taxes owed: \$ 1,275 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 3,854,72	Acquisition: Tax values: - Structure: \$ 98,000 - Land: <u>\$ 23,300</u> Total Acquisition: \$ 121,000 New structure: \$ 118,335 Estimated demolition cost: \$ 9,100 Outstanding Loans: \$ 3,767,700 Property Taxes owed: \$ 1,275 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 3,896,410	

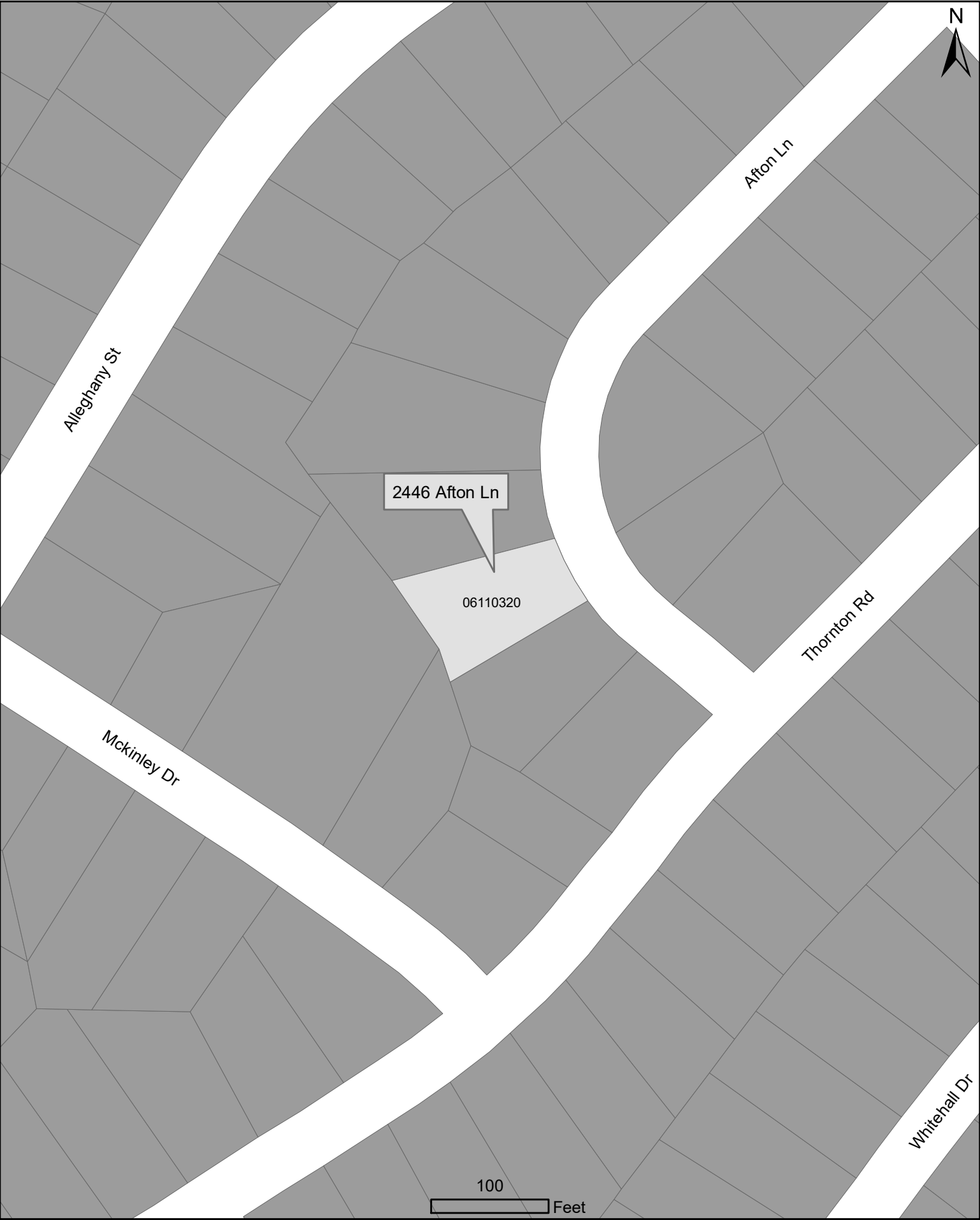
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of \$80,310 (\$46.82/sq. ft.), which is 81.94% of the structure tax value, which is \$98,000.

- 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, plumbing, electrical and heating violations. Area of floor joists not structurally sound. Flooring not reasonably level in kitchen. Damaged roof covering. Damaged entry door. Failing concrete porch flooring and column. Loose water closet. Heating equipment not operational. Electrical breaker box not secured, damaged electrical wiring.
- The building is 57 years old and consists of 1,715 square feet total.
- A new 1,715 sq. ft. structure can be built for \$118,335

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