

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2417 KENDRICK 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 ARTHUR GEORGE GOLDNER JR. CDCR#C94196 PO BOX 715071 REPRESA, CA 95671

WHEREAS, the dwelling located at 2417 Kendrick 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 2417 Kendrick 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	2417 Kendrick Drive
Neighborhood	Neighborhood Profile Area 119
Council District	#3
Owner(s)	Arthur George Goldner Jr.
Owner(s) Address	CDCR#C94196 PO Box 715071 Represa, CA 95671
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:	12/30/2020
◆ Received title search:	01/06/2021
◆ Owner notified of Complaint and Notice of Hearing by certified mail by:	03/01/2021
◆ Held hearing for owner on:	03/18/2021
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	04/19/2021
◆ Owner granted extension of time to comply by:	05/27/2021
◆ Filed Lis Pendens:	03/25/2021 06/02/2021
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$18,410
◆ 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

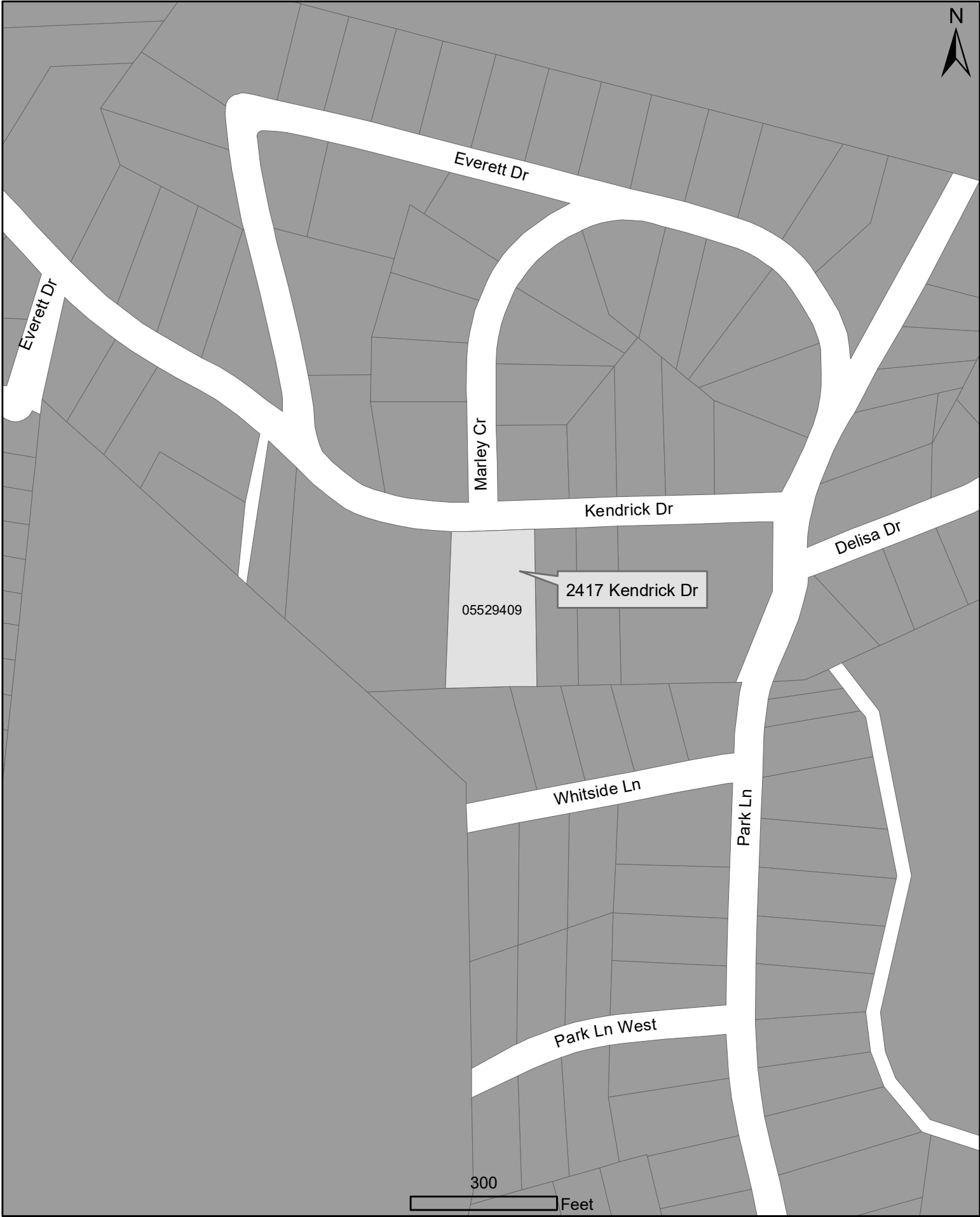
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$92,355	Acquisition & Rehabilitation Cost (Existing structure: 3,682 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$414,907	New Replacement Structure Cost (Structure: 3,682 sq. ft. total) Economic Life: 50 years Estimated cost-\$503,275	Estimated Demolition Cost \$18,410
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 122,200 - Land: \$ <u>102,000</u> Total Acquisition: \$ 224,200 Estimated Rehabilitation Cost: \$ 184,100 Outstanding Loans \$ 0 Property Taxes owed: \$ 5,713 Interest on Taxes owed: \$ <u>894</u> Total: \$ 190,707	Acquisition: Tax values: - Structure: \$ 122,200 - Land: \$ <u>102,000</u> Total Acquisition: \$ 224,200 New structure: \$ 254,058 Estimated demolition cost: \$ 18,410 Outstanding Loans: \$ 0 Property Taxes owed: \$ 5,713 Interest on Taxes owed: \$ <u>894</u> Total: \$ 279,075	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of \$92,355 (\$25.08/sq. ft.), which is 75.576% of the structure tax value, which is \$122,200.
- 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. Areas of wall framing not structurally sound. Walls, ceiling and floor covering missing throughout. Missing attic insulation. Missing plumbing fixtures, heating equipment and electrical fixtures. Basement wall has substantial cracking/movement. Accessory building not in safe substantial condition.
- The building is 67 years old and consists of 3,682 square feet total.
- A new 3,682 sq. ft. structure can be built for \$254,058.

2417 Kendrick Drive



2417 KENDRICK DRIVE

