

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 9431 DORCAS 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 PAUL G. PEAK 139 E. MAIN STREET APT.16 ROCK HILL, SC 29730-4539

WHEREAS, the dwelling located at 9431 Dorcas 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 9431 Dorcas 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:

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Senior Assistant City Attorney

<b>GENERAL INFORMATION</b>	
Property Address	9431 Dorcas Lane
Neighborhood	Neighborhood Profile Area 84
Council District	Mecklenburg County / Unincorporated
Owner(s)	Paul G. Peak
Owner(s) Address	139 E. Main Street Apt.16 Rock Hill, SC 29730-4539
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Public Agency (Charlotte Airport)
◆ Date of the Inspection:	07/07/2020
◆ Received title search, revealing parties in interest:	08/06/2020
◆ Owner and parties in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	09/29/2020
◆ Held hearing for owner and parties in interest by:	10/14/2020
◆ Owner and parties in interest attend hearing:	No
◆ Owner and parties in interest ordered to demolish structure by:	11/20/2020
◆ Filed Lis Pendens:	05/06/2021
◆ Discovered an additional party in interest:	06/11/2021
◆ Party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	06/28/2021
◆ Held hearing for party in interest by:	07/21/2021
◆ Party in interest attend hearing:	No
◆ Party in interest ordered to demolish structure by:	08/20/2021
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$13,725
◆ 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: \$89,997	Acquisition & Rehabilitation Cost (Existing structure: 1,900 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$325,251	New Replacement Structure Cost (Structure: 1,900 sq. ft. total) Economic Life: 50 years Estimated cost-\$375,076	Estimated Demolition Cost \$13,725
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 129,300 - Land: <u>\$ 63,500</u> Total Acquisition: \$ 92,800  Estimated Rehabilitation Cost: \$ 95,000 Outstanding Loans \$ 32,000 Property Taxes owed: \$ 5,043 Interest on Taxes owed: <u>\$ 408</u> Total: \$ 132,451	Acquisition: Tax values: - Structure: \$ 129,300 - Land: <u>\$ 63,500</u> Total Acquisition: \$ 192,800  New structure: \$ 131,100 Estimated demolition cost: \$ 13,725 Outstanding Loans: \$ 32,000 Property Taxes owed: \$ 5,043 Interest on Taxes owed: <u>\$ 408</u> Total: \$ 182,276	

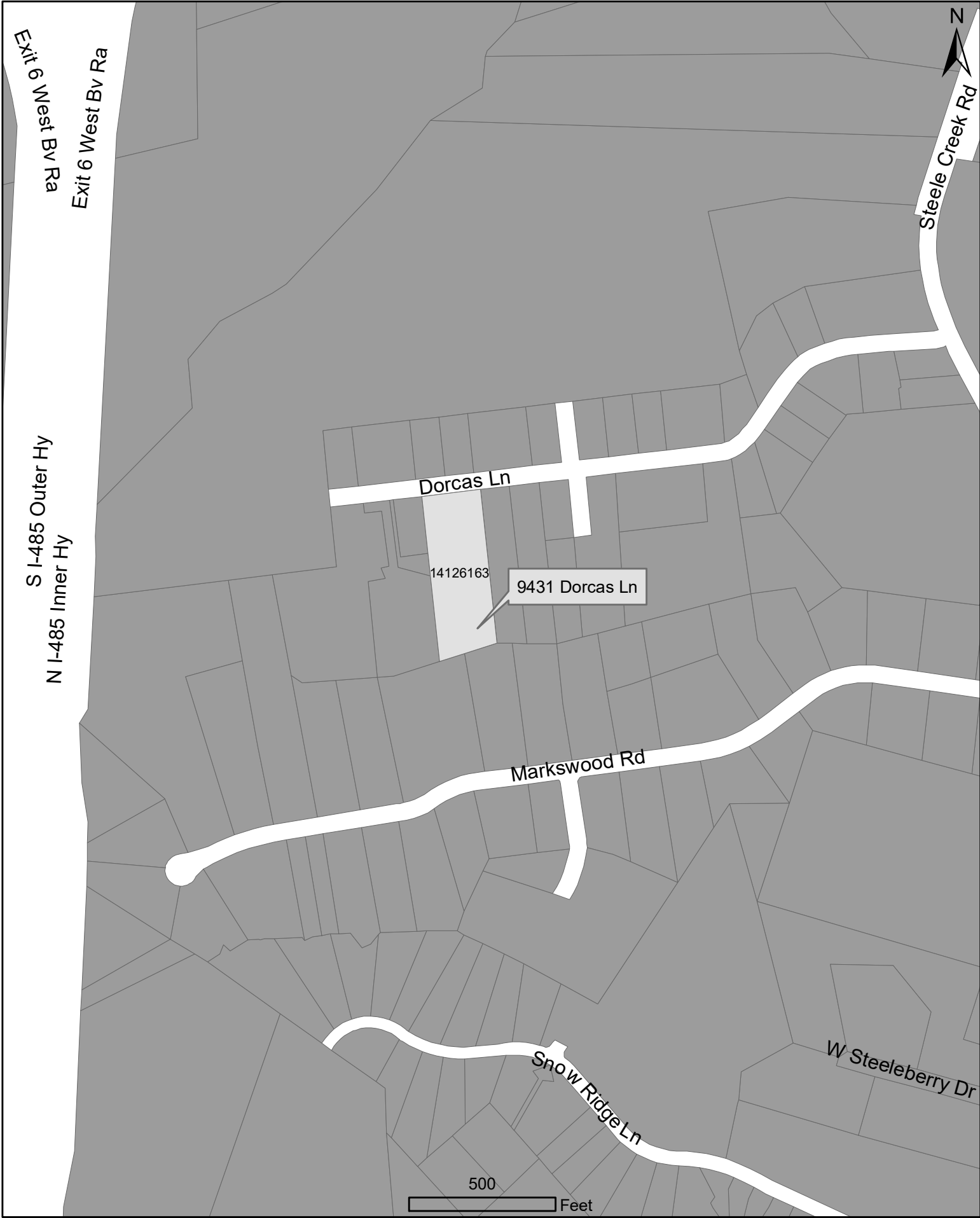
## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$89,997 (\$47.36/sq. ft.), which is 69.603% of the structure tax value, which is \$129,300.

- 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. Subflooring decayed and damaged throughout. Damaged interior wall covering. Decayed floor joists and girder. Areas of decayed/missing and loose exterior trim and siding. Damaged exterior entry doors. Damaged electrical fixtures. Missing heating equipment. Water heater not operational. Roof sheathing decayed. Accessory buildings not in safe substantial condition.
- The building is 52 years old and consists of 1,900 square feet total.
- A new 1,900 sq. ft. structure can be built for \$131,100.

# 9431 Dorcas Lane





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