

May 14, 2018

Ordinance Book 61, Page 364

ORDINANCE NO. 9324-X O-50

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$19,000 FOR TRAFFIC SIGNAL INSTALLATIONS AND IMPROVEMENTS

BE IT ORDAINED, by the City Council of the City of Charlotte;

- Section 1. That the sum of \$19,000 hereby estimated to be available from the following private developer sources:
RFC, LLC (\$19,000)
- Section 2. That the sum of \$19,000 is hereby appropriated in the General Capital Investment Fund (4001) into the following projects:
Sig Mod Providence and Ardrey Kell - 4292000347 (\$19,000)
- Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.
- Section 4. All ordinances in conflict with this ordinance are hereby repealed.
- Section 5. This ordinance shall be effective upon adoption.

Approved as to form:

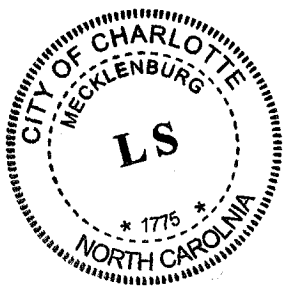


City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 364.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.


Emily A. Kunze, Deputy City Clerk, NCCMC

May 14, 2018

Ordinance Book 61, Page 365

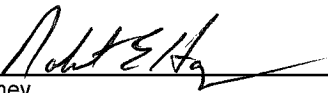
ORDINANCE NO. 9325-X O-51

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$9,150,000 FROM NCDOT FOR THE I-85 NORTH BRIDGE PROJECT

BE IT ORDAINED, by the City Council of the City of Charlotte;

- Section 1. That the sum of \$9,150,000 hereby estimated to be available from the North Carolina Department of Transportation
- Section 2. That the sum of \$9,150,000 is hereby appropriated in the General Capital Investment Fund (4001) into the project I 85 Northbridge - 4288550021
GL: 4001-42-42-4288-428855-000000-000-530500-
- Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.
- Section 4. All ordinances in conflict with this ordinance are hereby repealed.
- Section 5. This ordinance shall be effective upon adoption.

Approved as to form:



City Attorney

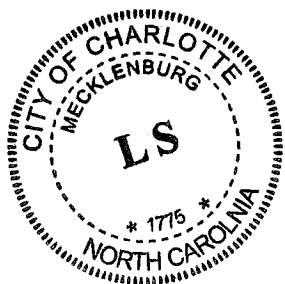
CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 365.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.



Emily A. Kunze, Deputy City Clerk, NCCMC



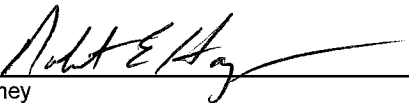
ORDINANCE NO. 9326-X O-52

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET ORDINANCE PROVIDING AN APPROPRIATION OF \$1,716,000 FROM NCDOT FOR THE BELK GREENWAY CONNECTOR PHASE I PROJECT

BE IT ORDAINED, by the City Council of the City of Charlotte;

- Section 1. That the sum of \$1,716,000 hereby estimated to be available from the North Carolina Department of Transportation
- Section 2. That the sum of \$1,716,000 is hereby appropriated in the General Capital Investment Fund (4001) into the project Belk Greenway Connector - 4288600015
GL: 4001-42-42-4288-428860-000000-000-530500-
- Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.
- Section 4. All ordinances in conflict with this ordinance are hereby repealed.
- Section 5. This ordinance shall be effective upon adoption.

Approved as to form:



City Attorney

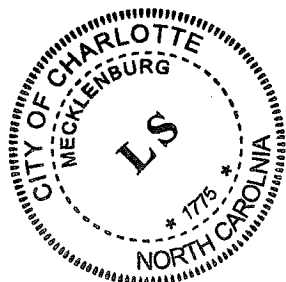
CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 366.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.



Emily A. Kunze, Deputy City Clerk, NCCMC



Pages 367 thru 370

ARE BLANK PAGES

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2605 BOOKER AVENUE 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 LORD NACEP AND TANYA CONYERS 2605 BOOKER AVENUE CHARLOTTE, NC 28216

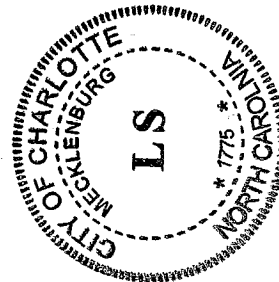
WHEREAS, the dwelling located at 2605 Booker Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

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 2605 Booker Avenue 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:

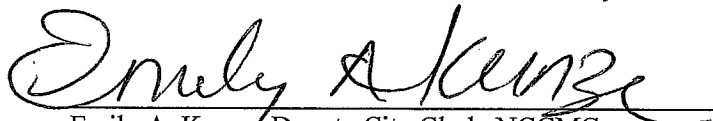

Senior Assistant City Attorney



CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 371-375.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.


Emily A. Kunze, Deputy City Clerk, NCCMC

GENERAL INFORMATION	
Property Address	2605 Booker Avenue
Neighborhood	Neighborhood Profile Area 85
Council District	#2
Owner(s)	Lord Nacep, Tanya Conyers
Owner(s) Address	2605 Booker Avenue 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:	02/17/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/28/2017
◆ Held hearing for Owner(s) by:	03/21/2017
◆ Owner(s) attend hearing:	Yes
◆ Received letter of intent to repair from Owner(s):	03/21/2017
◆ Owner(s) ordered to demolish structure by:	06/05/2017
◆ Filed Lis Pendens:	07/26/2017
◆ Received title search:	11/10/2017
◆ Owner(s) issued Supplemental Order to repair by:	01/08/2018
◆ Owner(s) issued 2 nd Supplemental Order to repair by:	02/09/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,105
◆ 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: \$44,360	Acquisition & Rehabilitation Cost (Existing structure: 1,127 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$89,067	New Replacement Structure Cost (Structure: 1,127 sq. ft. total) Economic Life: 50 years Estimated cost-\$134,135	Estimated Demolition Cost \$6,105
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 29,400 - Land: \$ 7,700 Total Acquisition: \$ 37,100 Estimated Rehabilitation Cost: \$ 38,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 7,550 Interest on Taxes owed: \$ 5,617 Total: \$ 51,967	Acquisition: Tax values: - Structure: \$ 29,400 - Land: \$ 7,700 Total Acquisition: \$ 37,100 New structure: \$ 77,763 Estimated demolition cost: \$ 6,105 Outstanding Loans: \$ 0 Property Taxes owed: \$ 7,550 Interest on Taxes owed: \$ 5,617 Total: \$ 97,035	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$44,360 (\$39.36/sq. ft.), which is 150.88% of the structure tax value, which is \$29,400.

- 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. Missing areas of ceiling and wall covering. Damaged entry door. Subflooring not reasonably level. Broken window glass. Areas of exterior wood siding decayed. Steps missing at rear entry. Loose and damaged roof covering. Electrical wiring cut/damaged in areas. Drain pipe in crawl space damaged. Areas of ponding water in crawl space. No heat source provided.
- The building is 90 years old and consists of 1,127 square feet total.
- A new 1,127 sq. ft. structure can be built for \$77,763.

2605 Booker Avenue

May 14, 2018

Ordinance Book 61, Page 374

Ordinance No. 9327-X



Pitts Dr

Mayfield Terrace Dr

2605 Booker Av

06906828

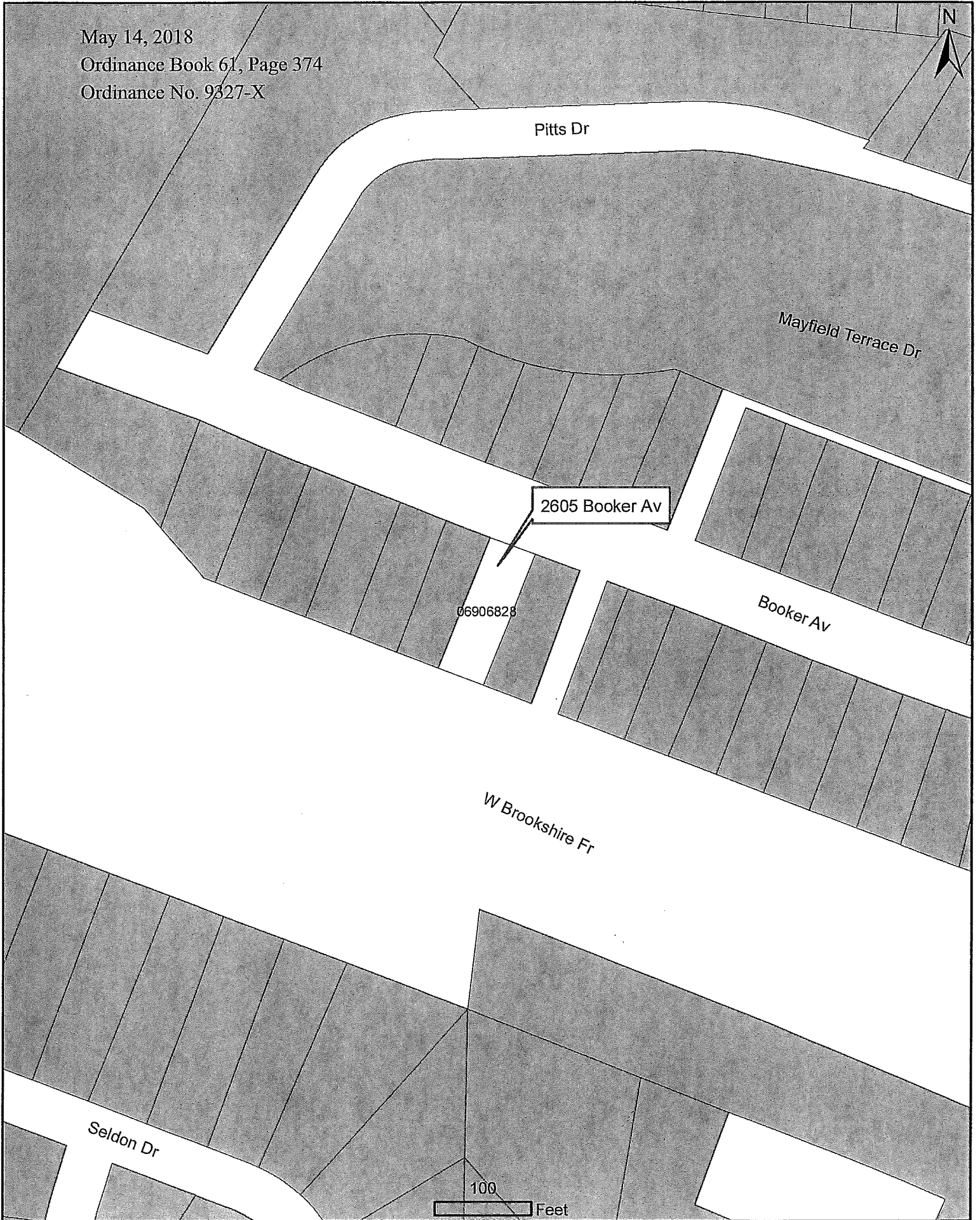
Booker Av

W Brookshire Fr

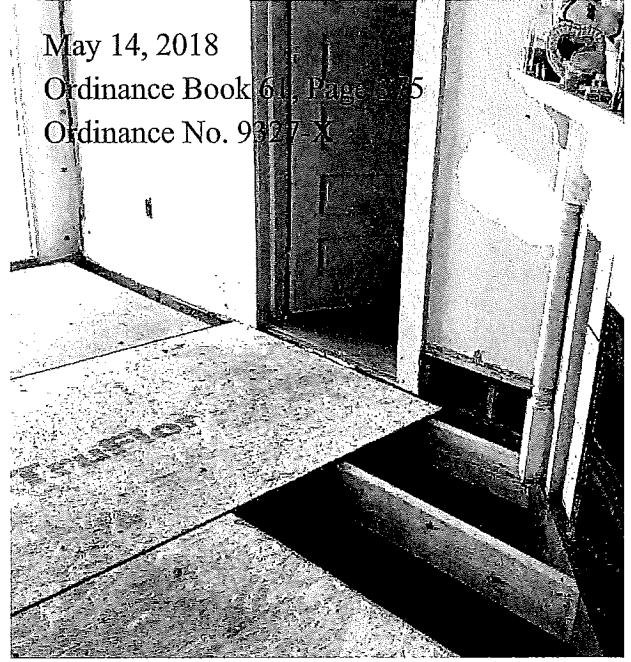
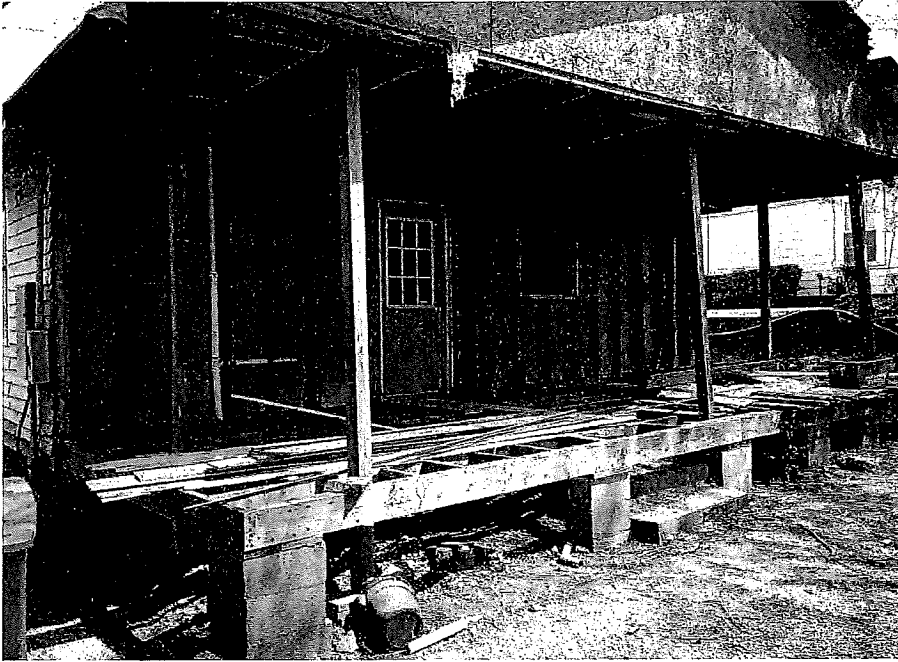
Seldon Dr

100

Feet



2605 Booker Avenue



May 14, 2018
Ordinance Book 61, Page 376
Ordinance No. 9328-X

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2526 ELMIN STREET 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 ASA HOME MANAGEMENT LLC 1900 SUNSET HARBOUR DRIVE 2ND FLOOR MIAMI, FL 33139

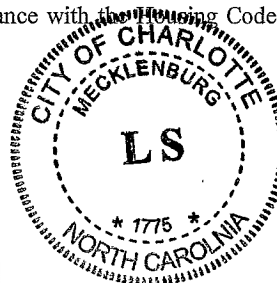
WHEREAS, the dwelling located at 2526 Elmin Street in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

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 2526 Elmin Street 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



CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 376-380.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.


Emily A. Kunze, Deputy City Clerk, NCCMC

GENERAL INFORMATION	
Property Address	2526 Elmin Street
Neighborhood	Neighborhood Profile Area 120
Council District	#3
Owner(s)	ASA Home Management LLC
Owner(s) Address	1900 Sunset Harbour Drive 2 nd Floor Miami, FL 33139
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/02/2017
◆ Received title search:	08/22/2017
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	10/17/2017 10/18/2017
◆ Held hearing for Owner(s) by:	11/10/2017
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	12/18/2017
◆ Filed Lis Pendens:	01/19/2018 02/01/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,840
◆ 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: \$43,665	Acquisition & Rehabilitation Cost (Existing structure: 1,303 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$137,294	New Replacement Structure Cost (Structure: 1,303 sq. ft. total) Economic Life: 50 years Estimated cost-\$168,891	Estimated Demolition Cost \$6,840
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 57,400 - Patio: \$ 300 - Land: \$ 13,400 Total Acquisition: \$ 71,100 Estimated Rehabilitation Cost: \$ 65,150 Outstanding Loans \$ 0 Property Taxes owed: \$ 1,017 Interest on Taxes owed: \$ 27 Total: \$ 66,194	Acquisition: Tax values: - Structure: \$ 57,400 - Patio : \$ 300 - Land: \$ 13,400 Total Acquisition: \$ 71,100 New structure: \$ 89,907 Estimated demolition cost: \$ 6,840 Outstanding Loans: \$ 0 Property Taxes owed: \$ 1,017 Interest on Taxes owed: \$ 27 Total: \$ 97,791	

RECOMMENDATION FOR DEMOLITION

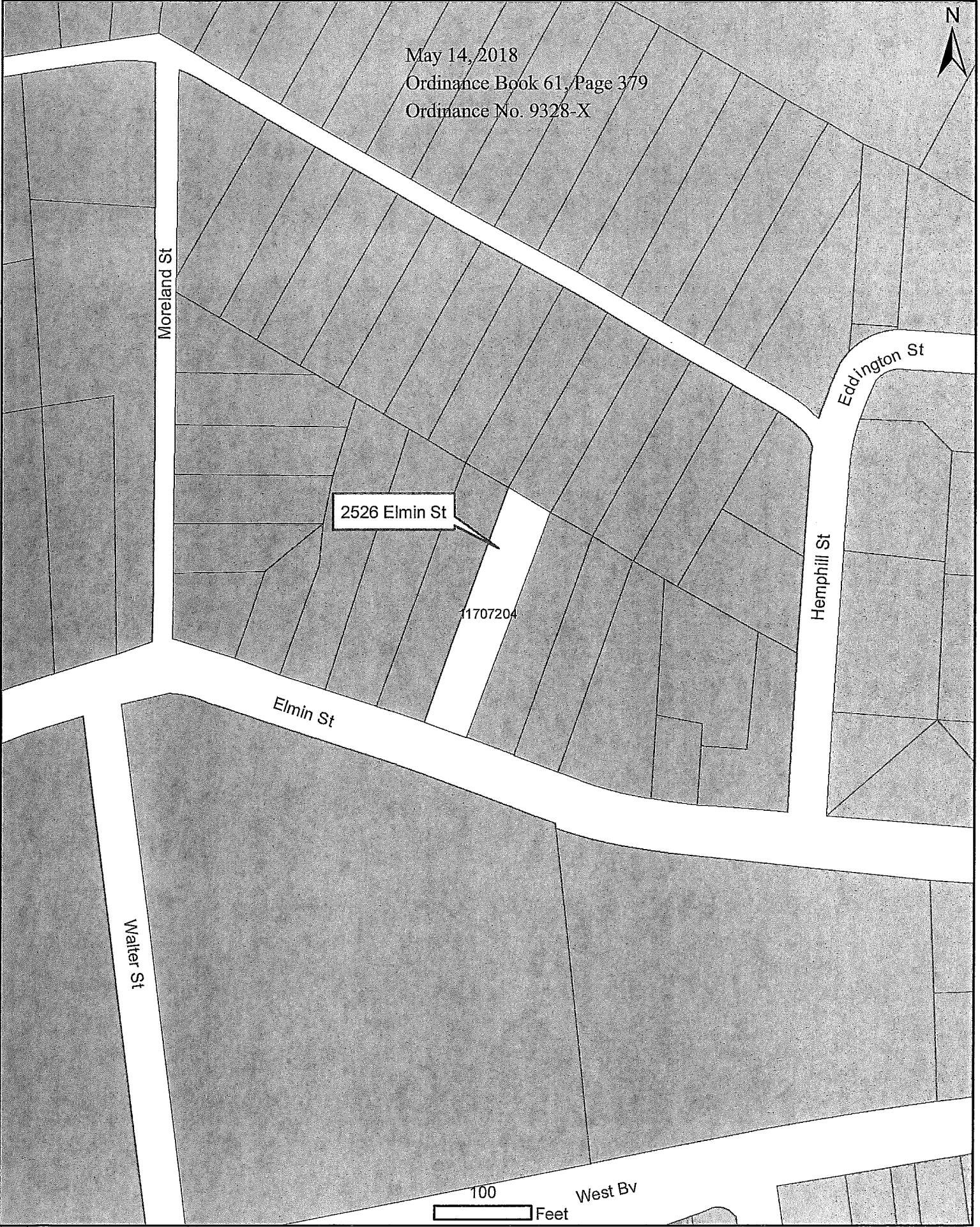
Demolition is recommended because:

Estimated In-Rem Repair cost of: \$43,665 (\$33.51/sq. ft.), which is 76.07% of the structure tax value, which is \$57,400.

- 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. Walls and ceiling covering missing/damaged in areas. Missing/damaged entry doors. Missing floor covering. Broken window panes. Damaged roof covering. Electrical wiring, fixtures and receptacles damaged or missing. Missing plumbing fixtures. No heat source provided.
- The building is 15 years old and consists of 1,301 square feet total.
- A new 1,301 sq. ft. structure can be built for \$89,907.

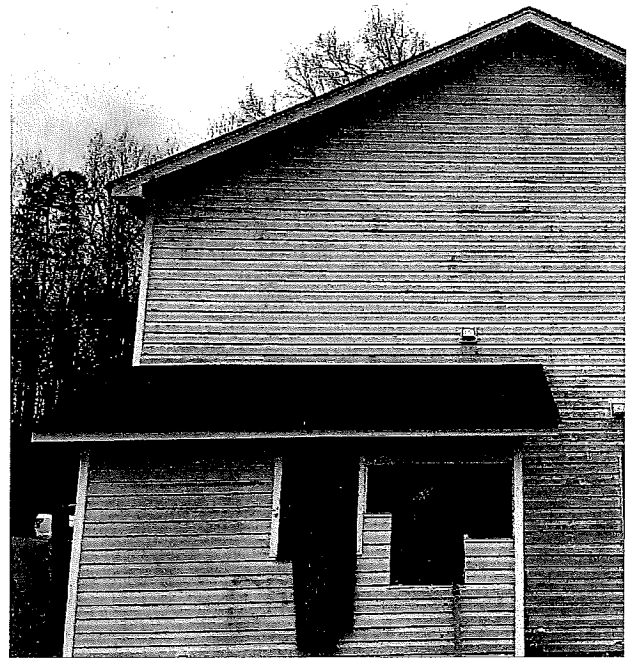
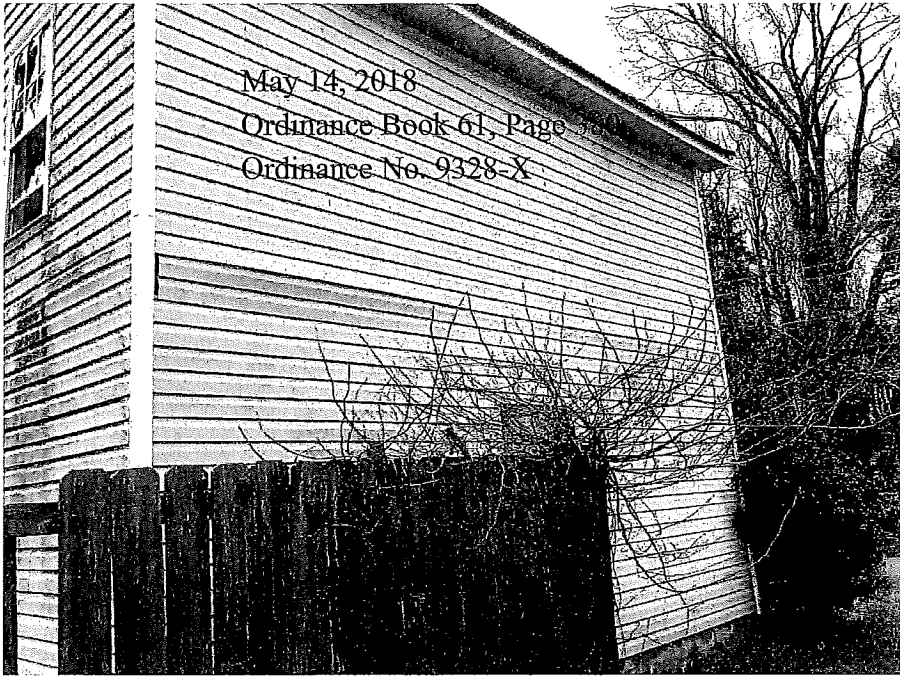
2526 Elmin Street

May 14, 2018
Ordinance Book 61, Page 379
Ordinance No. 9328-X



100 Feet

2526 Elmin Street



ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3146 ROSS AVENUE 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 RUFUS MASON 3207 REID AVENUE CHARLOTTE, NC 28208

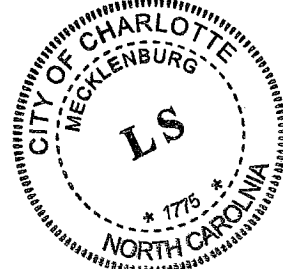
WHEREAS, the dwelling located at 3146 Ross Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

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 3146 Ross Avenue 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



CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 381-385.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.


Emily A. Kunze, Deputy City Clerk, NCCMC

GENERAL INFORMATION	
Property Address	3146 Ross Avenue
Neighborhood	Neighborhood Profile Area 159
Council District	#3
Owner(s)	Unknown Heirs of Rufus Mason
Owner(s) Address	3207 Reid Avenue Charlotte, NC 28208
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/14/2017
◆ Title report received:	01/11/2018
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	11/13/2017 01/26/2018
◆ Held hearing for owner(s) by:	11/22/2017 02/15/2018
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	12/20/2017 03/22/2018
◆ Filed Lis Pendens:	12/14/2017 03/27/2018
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$8,560
◆ 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: \$46,270	Acquisition & Rehabilitation Cost (Existing structure: 1,156 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$136,980	New Replacement Structure Cost (Structure: 1,156 sq. ft. total) Economic Life: 50 years Estimated cost-\$167,504	Demolition Cost \$8,560
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 44,500 - Land: \$ 28,500 Total Acquisition: \$ 73,000 Estimated Rehabilitation Cost: \$ 57,800 Outstanding Loans \$ 0 Property Taxes owed: \$ 5,070 Interest on Taxes owed: \$ 1,110 Total: \$ 63,980	Acquisition: Tax values: - Structure: \$ 44,500 - Land: \$ 28,500 Total Acquisition: \$ 73,000 New structure: \$ 79,764 Demolition: \$ 8,560 Outstanding Loans: \$ 0 Property Taxes owed: \$ 5,070 Interest on Taxes owed: \$ 1,110 Total: \$ 94,504	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$46,270 (\$40.02/sq. ft.), which is 103.97 % of the structure tax value, which is \$44,500.
- 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, heating and plumbing violations: Interior wall covering consist of holes/cracks. Missing interior ceiling covering. Windows are inoperable. Areas of subflooring not reasonably level. Exterior siding, fascia and trim decayed/loose. Electrical switches, light fixtures and receptacles damaged and missing. No heat source provided. Damaged plumbing fixtures.
- The building is 67 years old and consists of 1,156 square feet total.
- A new 1,156 sq. ft. structure can be built for \$79,764.

3146 Ross Avenue

Caronia St

May 14, 2018
Ordinance Book 61, Page 384
Ordinance No. 9329-X



Hiram St

Morning Dr

3146 Ross Av

14517712

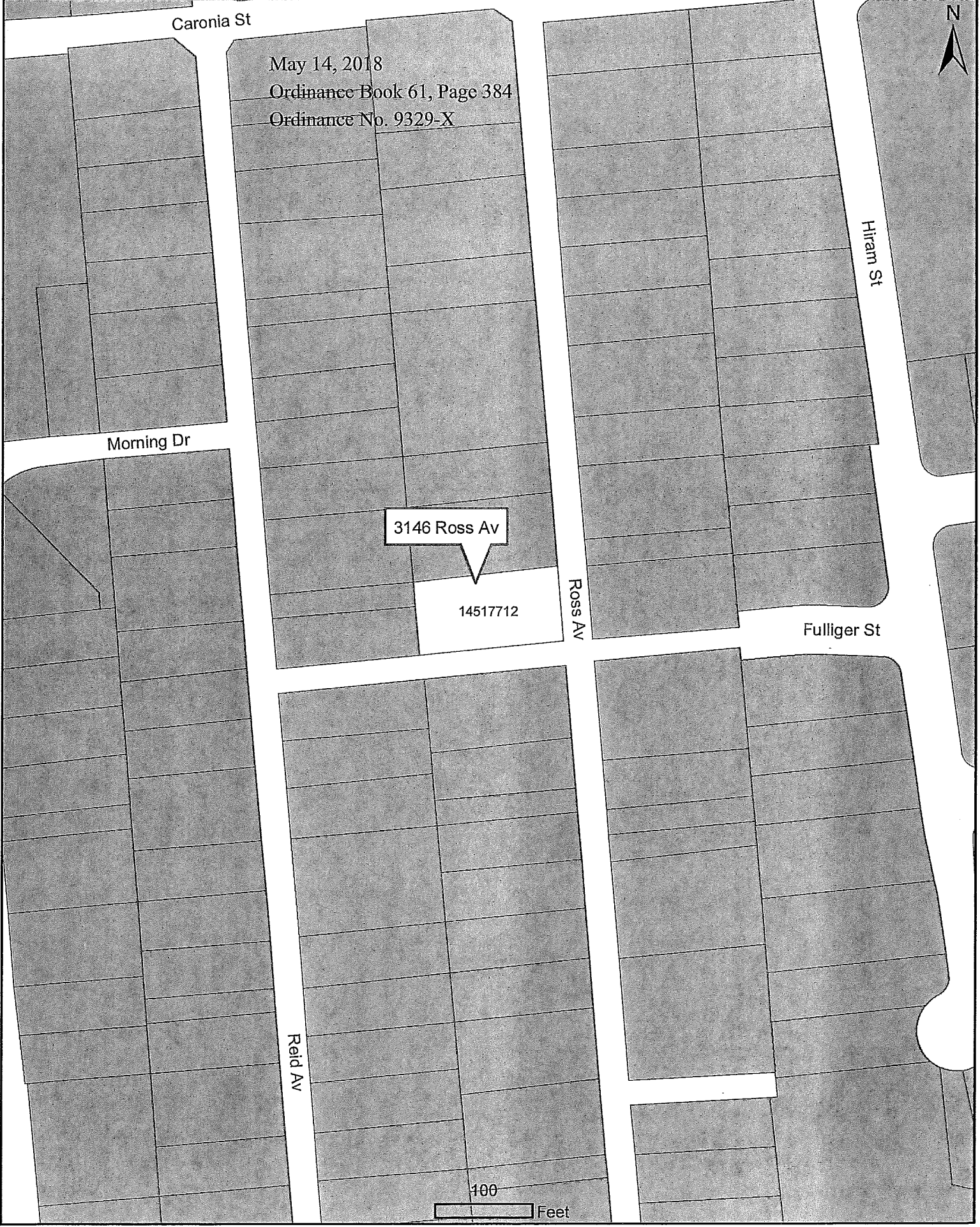
Ross Av

Fulliger St

Reid Av

100

Feet

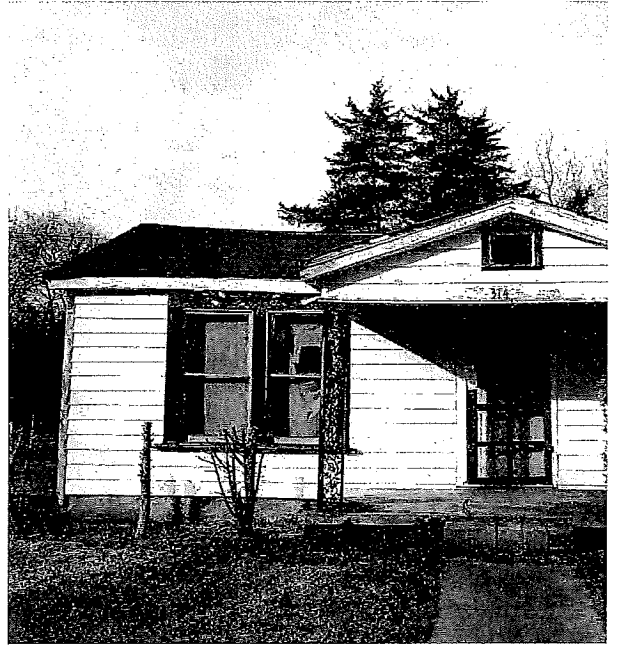
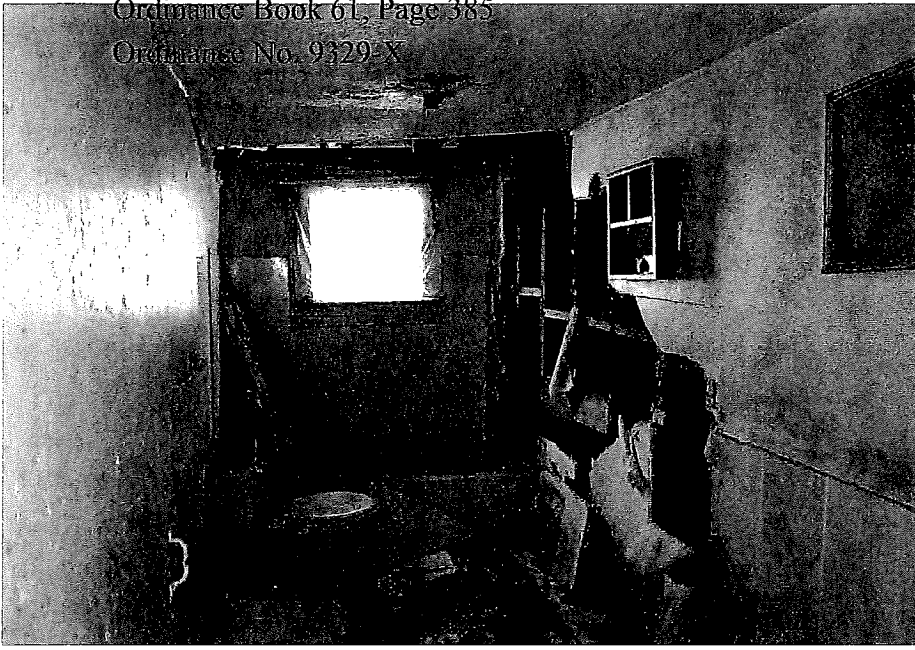


3146 KOSS AVENUE

May 14, 2018

Ordinance Book 61, Page 385

Ordinance No. 9329-X



ORDINANCE

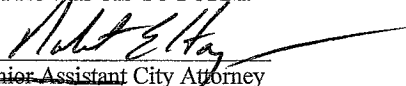
AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE ACCESSORY STRUCTURE AT 3125 SAM DRENAN ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID STRUCTURE BEING THE PROPERTY OF WENDELL NAPOLEON BROWN 3125 SAM DRENAN ROAD CHARLOTTE, NC 28205

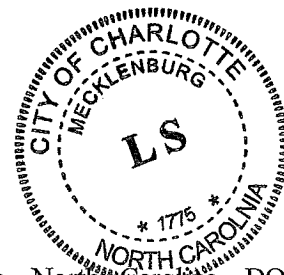
WHEREAS, the accessory structure located at 3125 Sam Drenan Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said structure(s); 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 accessory structure located at 3125 Sam Drenan Road 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



CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 386-390.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.


Emily A. Kunze, Deputy City Clerk, NCCMC

GENERAL INFORMATION	
Property Address	3125 Sam Drenan Road (Accessory Structure)
Neighborhood	Neighborhood Profile Area 370
Council District	#1
Owner(s)	Wendell Napoleon Brown
Owner(s) Address	3125 Sam Drenan Road Charlotte, NC 28205
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	07/20/2017
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	07/22/2017
◆ Held hearing for owner by:	08/21/2017
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	09/25/2017
◆ Filed Lis Pendens:	01/09/2018
◆ Received title search:	01/31/2018
◆ Owner has not repaired, or complied with order to demolish.	
◆ Structure(s) occupied:	No
◆ Estimated demolition cost:	\$3,000
◆ Lien will be placed on the property for the cost of Demolition.	

May 14, 2018

Ordinance Book 61, Page 388

Ordinance No. 9330-X

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

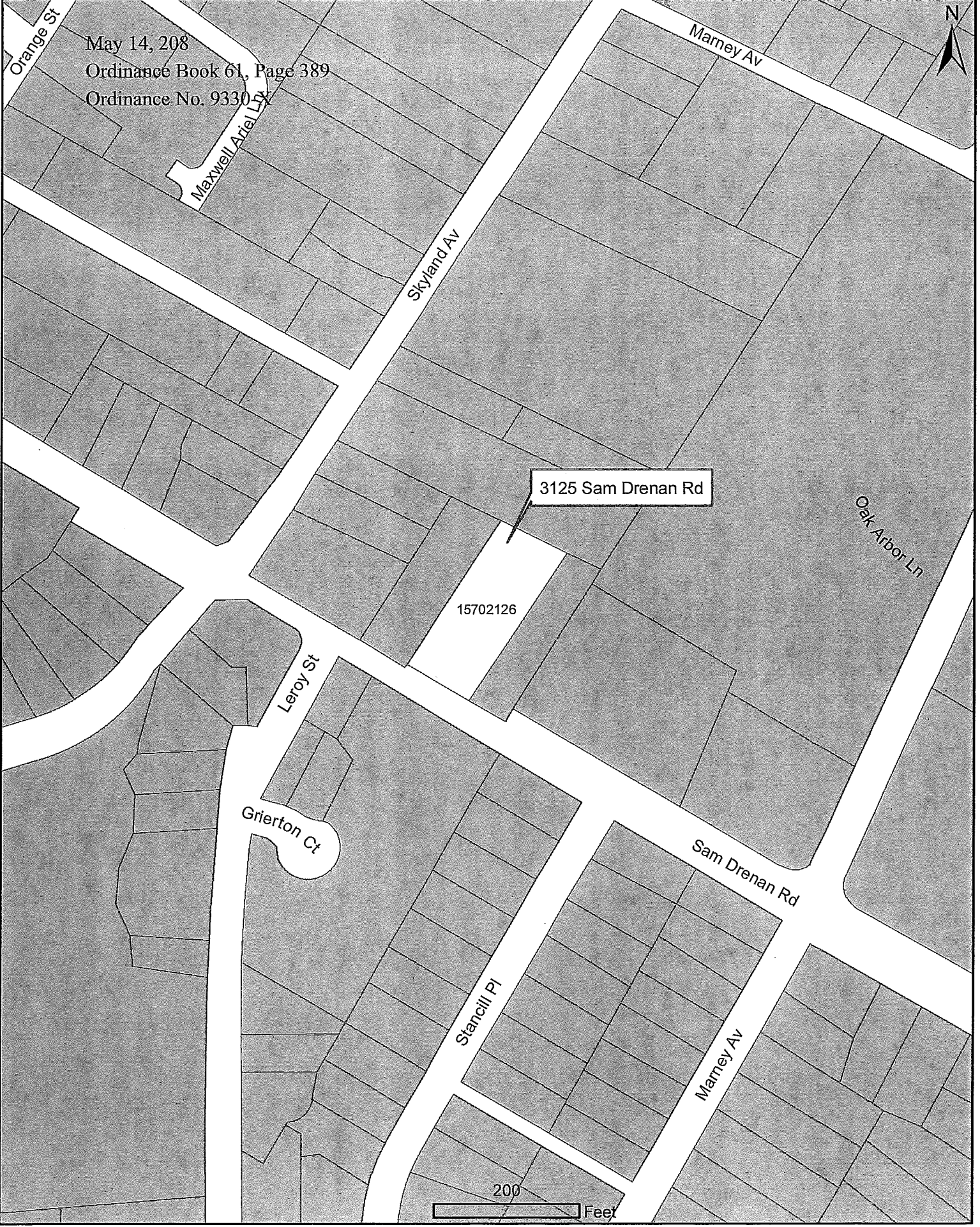
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
In-Rem Repair is not recommended. Because this is an accessory structure.	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Estimated demolition Cost \$3,000
	Acquisition and rehabilitation are not applicable.	Replacement housing is not applicable.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

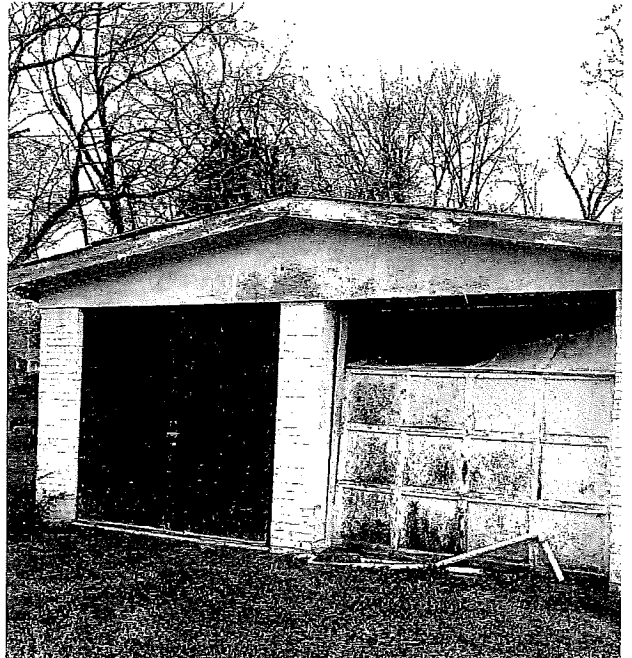
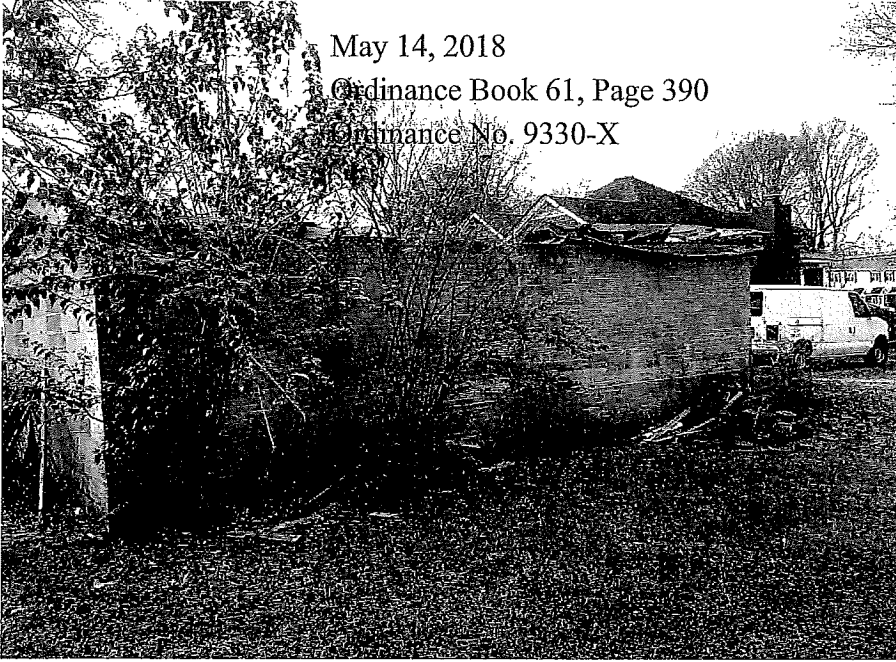
- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violation: Accessory structure not in safe and substantial condition.
- The structure is 100 years old.

3125 Sam Drenan Road



3125 Sam Drenan Road (Garage)

May 14, 2018
Ordinance Book 61, Page 390
Ordinance No. 9330-X



May 14, 2018
Ordinance Book 61, Page 391
Ordinance No. 9331-X

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 915 CANTWELL STREET 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 DUNG NGUYEN AND PHUONG DO NGUYEN A/K/A PHUONG NGOC DO 3132 MORNING MIST LANE CHARLOTTE, NC 28273

WHEREAS, the dwelling located at 915 Cantwell Street 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 915 Cantwell Street in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

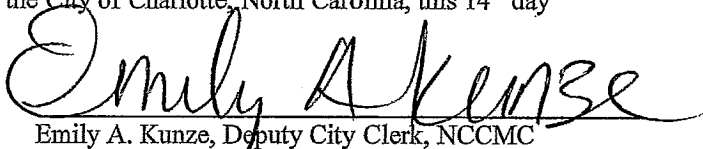
APPROVED AS TO FORM:

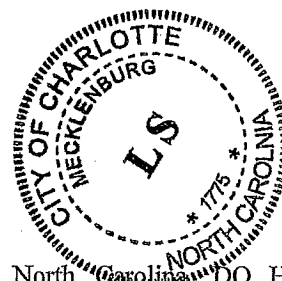

Senior Assistant City Attorney

CERTIFICATION

I, Emily A. Kunze, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 14th day of May, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 391-395.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 14th day of May, 2018.


Emily A. Kunze, Deputy City Clerk, NCCMC



May 14, 2018

Ordinance Book 61, Page 392

Ordinance No. 9331-X

GENERAL INFORMATION	
Property Address	915 Cantwell Street
Neighborhood	Neighborhood Profile Area 385
Council District	#2
Owner(s)	Dung Nguyen and Phuong Do Nguyen a/k/a Phuong Ngoc Do
Owner(s) Address	3132 Morning Mist Lane Charlotte, NC 28273
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Tenant Complaint
◆ Date of the Inspection:	09/07/2016
◆ Received title search revealing Party in Interest:	09/27/2016
◆ Owner(s) and Party in Interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	10/20/2016
◆ Held hearing for Owner(s) and Party in Interest by:	11/16/2016
◆ Owner(s) and Parties in Interest attend hearing:	Yes (Owner)
◆ Owner(s) and Party in Interest ordered to demolish structure by:	12/19/2016
◆ Filed Lis Pendens:	11/03/2016 01/12/2017
◆ Extension(s) granted to owner to demolish by:	01/19/2017 02/21/2017 03/31/2017 05/03/2017
◆ Owner(s) issued a Supplemental Order to Repair by:	06/22/2017
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$5,902
◆ 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: \$25,450	Acquisition & Rehabilitation Cost (Existing structure: 776 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$80,300	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$116,402	Estimated Demolition Cost \$5,902
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 30,700 - Land: \$ 10,800 Total Acquisition: \$ 41,500 Estimated Rehabilitation Cost: \$ 38,800 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 38,800	Acquisition: Tax values: - Structure: \$ 30,700 - Land: \$ 10,800 Total Acquisition: \$ 41,500 New structure: \$ 69,000 Estimated demolition cost: \$ 5,902 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 74,902	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$25,450 (\$32.79/sq. ft.), which is 82.8993% of the structure tax value, which is \$30,700.

- 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 and plumbing violations. Interior walls and ceiling covering consist of holes and cracks. Damaged entry doors. Decayed subflooring, girder, floor joists and sills. Areas of exterior wood siding decayed. Drain pipe in Kitchen leaks. Loose and damaged roof covering. Missing front cover for electrical breaker box.
- The building is 77 years old and consists of 776 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

915 Cantwell Street

May 14, 2018

Ordinance Book 61, Page 394

Ordinance No. 9331-X



Bradford Dr

Gum St

915 Cantwell St

06307506

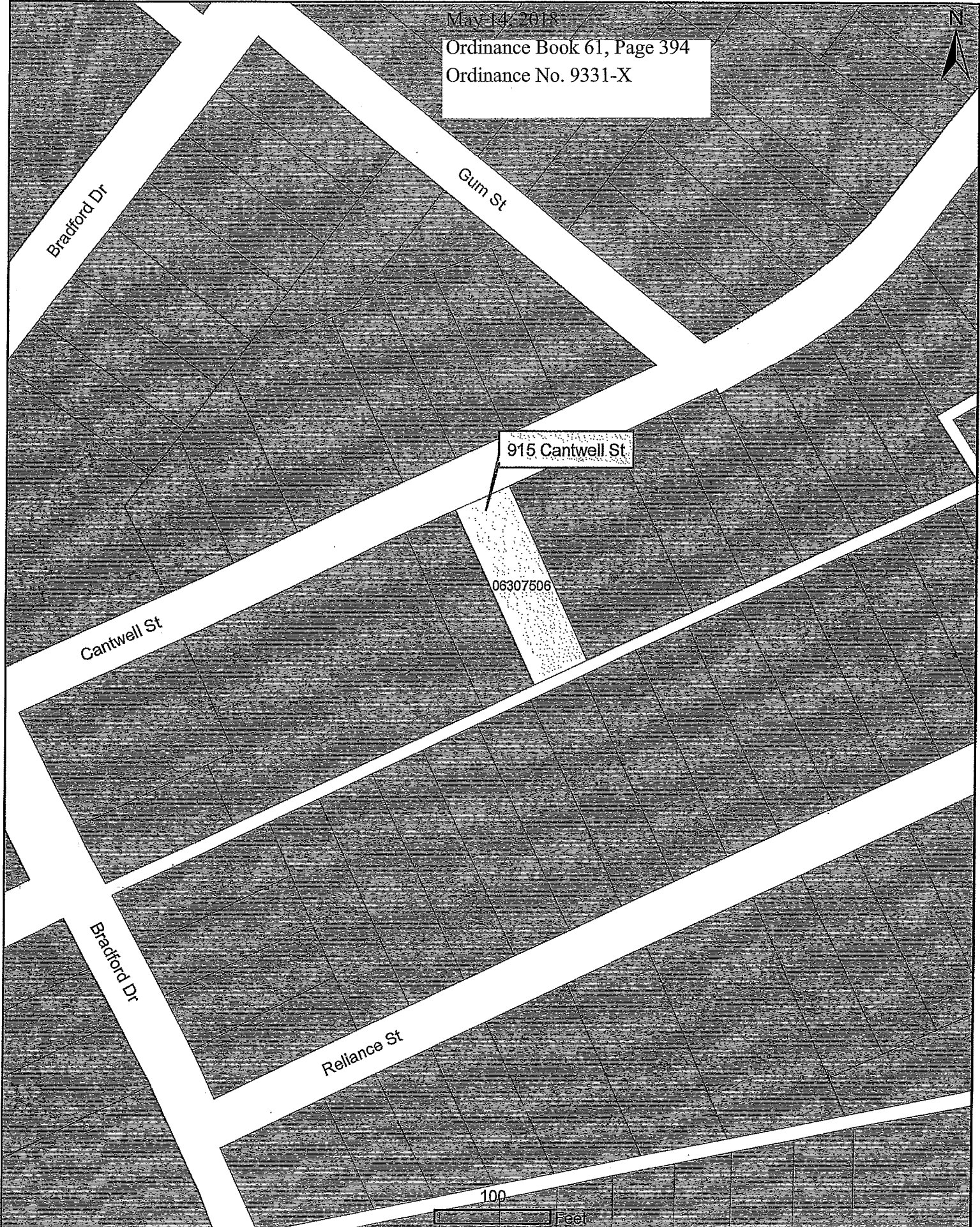
Cantwell St

Bradford Dr

Reliance St

100

Feet



May 14, 2018

915 Cantwell Street

Ordinance Book 61, Page 395

Ordinance No. 9331-X

