

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2601 ABELWOOD 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 BUILDING BEING THE PROPERTY OF HAROLD SMITH JR. 623 EASY JET DRIVE STAFFORD, TX 77477

WHEREAS, the dwelling located at 2601 Abelwood 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 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 2601 Abelwood Road 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	2601 Abelwood Road
Neighborhood	Neighborhood Profile Area 70
Council District	#2
Owner(s)	Harold Smith Jr.
Owner(s) Address	623 Easy Jet Drive Stafford, TX 77477

KEY FACTS

Focus Area	Housing & Neighborhood Development & Community Safety Plan
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CODE ENFORCEMENT INFORMATION

◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	10/14/2019
◆ Received title search:	11/05/2019
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	01/15/2020
◆ Held hearing for owner by:	02/12/2020
◆ Owner attend hearing:	No
◆ Filed Lis Pendens:	03/04/2020
◆ Owner ordered to demolish structure by:	03/16/2020
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$5,625
◆ 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: \$74,240	Acquisition & Rehabilitation Cost (Existing structure: 1,015 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$130,750	New Replacement Structure Cost (Structure: 1,015 sq. ft. total) Economic Life: 50 years Estimated cost-\$155,660	Estimated Demolition Cost \$5,625
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 60,800 - Terrace: \$ 200 - Land: \$ 19,000 Total Acquisition: \$ 80,000 Estimated Rehabilitation Cost: \$ 50,750 Outstanding Loans \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 50,750	Acquisition: Tax values - Structure: \$ 60,800 - Terrace: \$ 200 - Land: \$ 19,000 Total Acquisition: \$ 80,000 New structure: \$ 70,035 Estimated demolition cost: \$ 5,625 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 75,660	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$74,240 (\$73.14/sq. ft.), which is 122.10% of the structure tax value, which is \$60,800.

- 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 missing ceiling and wall covering. Missing windows. Missing attic insulation. Damaged electrical wiring, receptacles and fixtures. Damaged plumbing fixtures. Damaged drain and supply piping. Sections of exterior trim/siding missing and or decayed. Missing roof covering. Decayed entry steps. Heating equipment not operational.
- The building is 57 years old and consists of 1,015 square feet total.
- Repairs have been attempted on the roof, walls and flooring. No inspection by Mecklenburg County Code Enforcement. Repair Permit has expired.
- A new 1,015 sq. ft. structure can be built for \$70,035.

2601 Abelwood Road



