

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2005 HOLLY 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 COTA INVESTMENTS, LLC 3225 MCLEON DRIVE LAS VEGAS, NV 89121

WHEREAS, the dwelling located at 2005 Holly 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 2005 Holly 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

GENERAL INFORMATION	
Property Address	2005 Holly Street
Neighborhood	Neighborhood Profile Area 374
Council District	2
Owner(s)	COTA Investments, LLC
Owner(s) Address	3225 McLeon Drive, Unit Ste100 Las Vegas, NV 89121
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Referral from Charlotte Fire Department
◆ Date of the Inspection:	10/13/2022
◆ Received title search:	10/28/2022
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/24/2022
◆ Held hearing for owner(s) by:	04/20/2023
◆ Owner(s) attend hearing:	No
◆ Filed Lis Pendens:	05/03/2023
◆ Owner(s) ordered to demolish structure by:	05/20/2023
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$5,605
◆ 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: \$80,111	Acquisition & Rehabilitation Cost (Existing structure: 740 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$186,391	New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$223,996	Estimated Demolition Cost \$5,605
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 84,100 - Land: \$ 61,100 Total Acquisition: \$ 145,200  Estimated Rehabilitation Cost: \$ 37,000 Outstanding Loans \$ 0 Property Taxes owed: \$ 3,302 Interest on Taxes owed: \$ 889 Total: \$ 41,191	Acquisition: Tax values: - Structure: \$ 84,100 - Land: \$ 61,100 Total Acquisition: \$ 145,200  New structure: \$ 69,000 Estimated demolition cost: \$ 5,605 Outstanding Loans: \$ 0 Property Taxes owed: \$ 3,302 Interest on Taxes owed: \$ 889 Total: \$ 78,796	

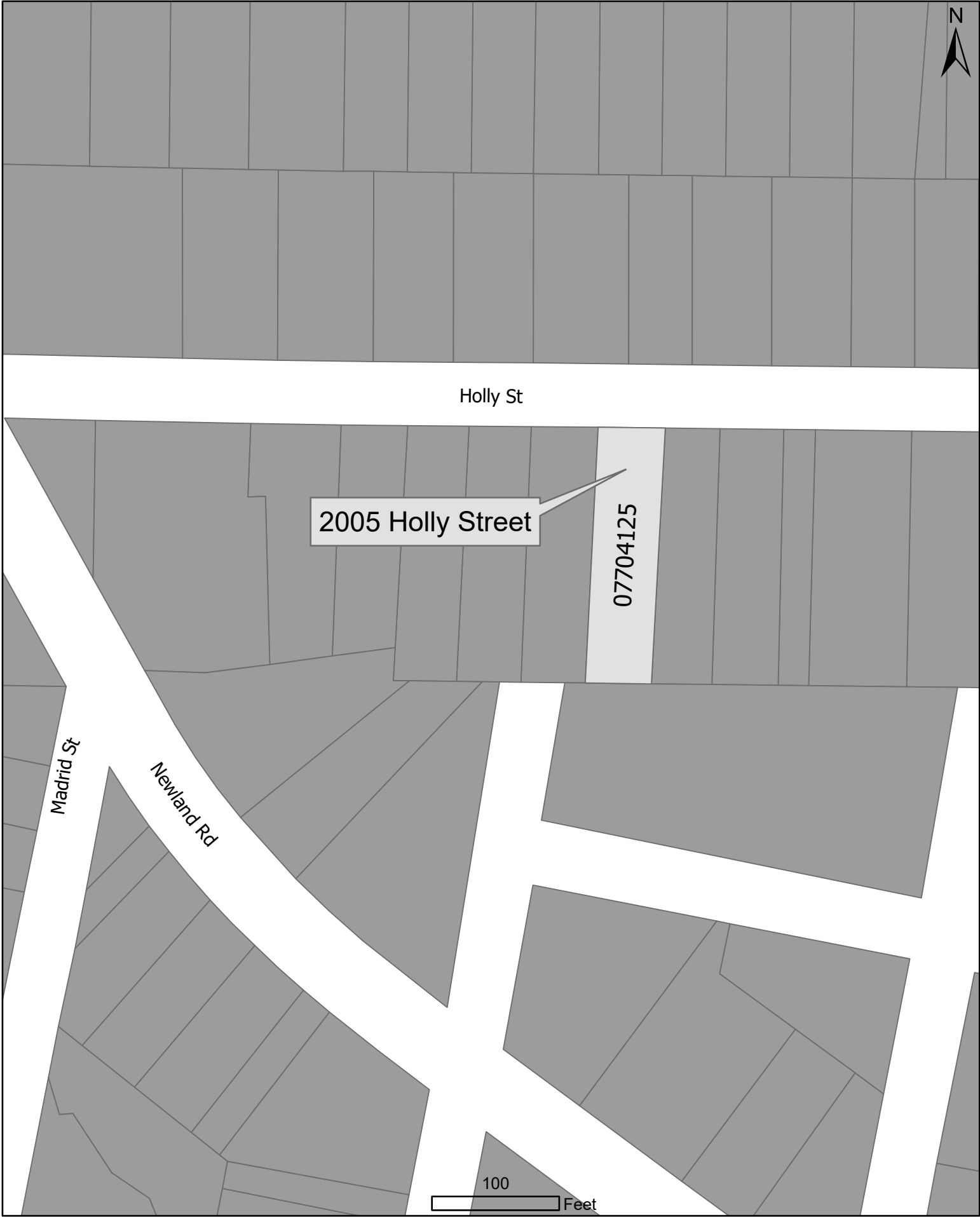
## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$80,111 (\$108.25/sq. ft.), which is 95.256% of the structure tax value, which is \$84,100.

- 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. Interior walls and ceiling covering damaged and or missing. Windows are fire damaged. Areas of exterior brick veneer cracked. Missing insulation in attic. Damaged electrical fixtures, receptacles and switches. Inoperable heating equipment. Damaged water heater. Damaged plumbing lines. Fire damaged floor joist, sills and girder. Fire damaged roof rafters, sheathing and roof covering.
- The building is 61 years old and consists of 740 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

# 2005 Holly Street





2005 Holly Street

