

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3820 NORTHAVEN 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 JOSE S. EUCEDA 5710-2 ORR ROAD, CHARLOTTE, NC 28213

WHEREAS, the dwelling located at 3820 Northaven 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 3820 Northaven 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	3820 Northaven Drive
Neighborhood	Neighborhood Profile Area 21
Council District	1
Owner(s)	Jose S. Euceda
Owner(s) Address	5710-2 Orr Road Charlotte, NC 28213
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/12/2021
◆ Received title search revealing party in interest:	02/18/2021
◆ Owner and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	10/19/2021
◆ Held hearing for owner and party in interest by:	11/12/2021
◆ Owner and party in interest attend hearing:	No
◆ Owner and party in interest ordered to demolish structure by:	12/13/2021
◆ Filed Lis Pendens:	11/18/2021 02/24/2022
◆ Title search updated, no change:	03/30/2022
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$8,905
◆ 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: \$125,500	Acquisition & Rehabilitation Cost (Existing structure: 1,060 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$162,700	New Replacement Structure Cost (Structure: 1,060 sq. ft. total) Economic Life: 50 years Estimated cost-\$191,745	Estimated Demolition Cost \$8,905
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 50,800 - Land: \$ 13,700 Total Acquisition: \$ 64,500 Estimated Rehabilitation Cost: \$ 53,000 Outstanding Loans \$ 45,200 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 98,200	Acquisition: Tax values: - Structure: \$ 50,800 - Land: \$ 13,700 Total Acquisition: \$ 64,500 New structure: \$ 73,140 Estimated demolition cost: \$ 8,905 Outstanding Loans: \$ 45,200 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 127,245	

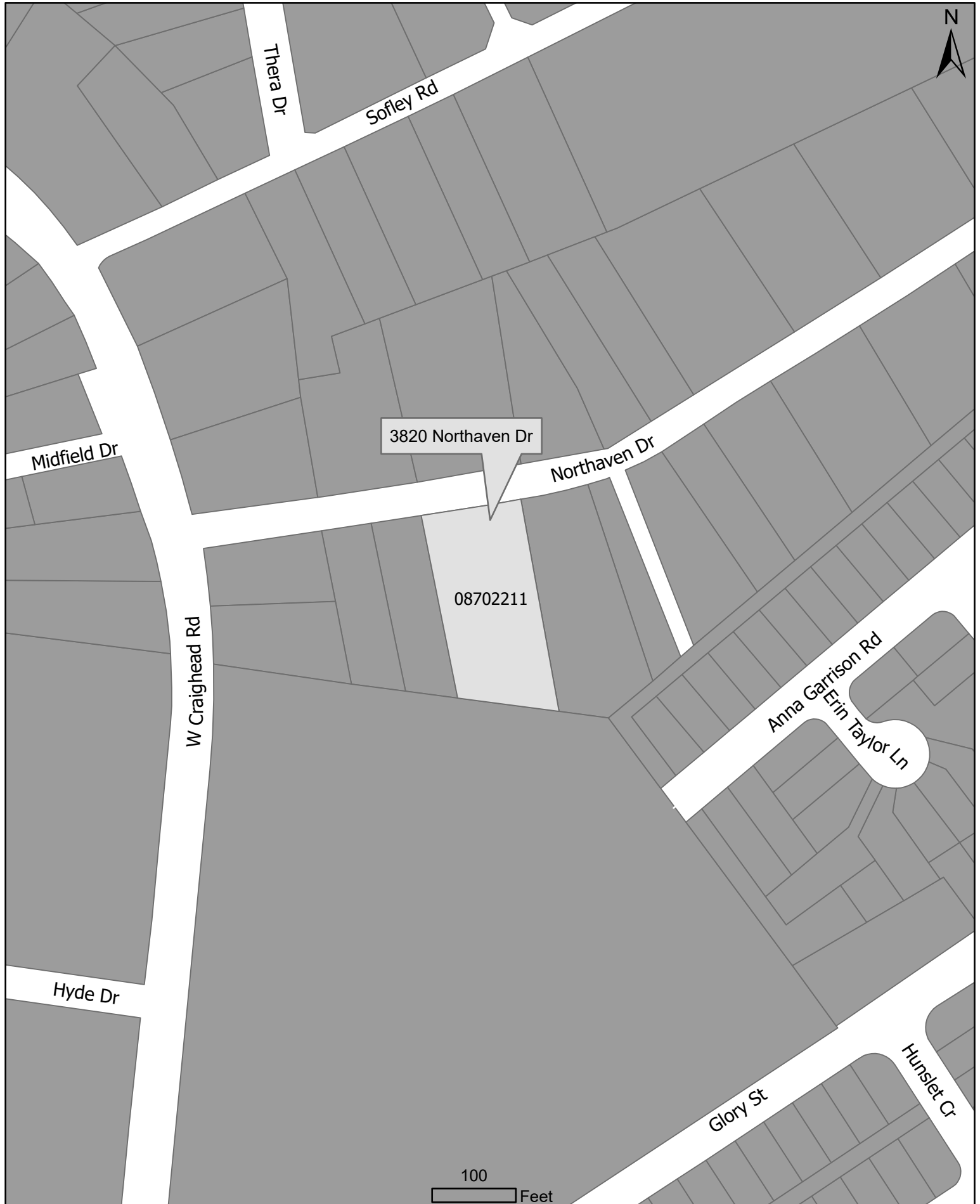
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$125,500 (\$118.39/sq. ft.), which is 247% of the structure tax value, which is \$50,800.

- 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, electrical, plumbing and heating violations. Interior wall and floor framing not structurally sound. Wall and ceiling covering missing. Windows are not reasonable weathertight. Damaged exterior entry doors. Missing electrical breaker box. Cut/damaged/missing electrical wiring. Missing heating equipment. No potable water supply. Sections of foundation wall missing. Areas of exterior siding/trim missing.
- The building is 73 years old and consists of 1,060 square feet total.
- A new 1,060 sq. ft. structure can be built for \$73,140.

3820 Northaven Drive



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