

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 5325 ELCAR 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 KAREN P. CUBAS MARROQUIN 5304 ELCAR DRIVE CHARLOTTE, NC 28214

WHEREAS, the dwelling located at 5325 Elcar 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 5325 Elcar 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	5325 Elcar Drive
Neighborhood	Neighborhood Profile Area 83
Council District	Mecklenburg County / Unincorporated
Owner(s)	Karen P. Cubas Marroquin
Owner(s) Address	5304 Elcar Drive Charlotte, NC 28214
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	02/18/2022
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	02/26/2022
◆ Held hearing for owner by:	03/22/2022
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	04/23/2022
◆ Issued Owner Supplement Findings and Fact to repair property by:	05/27/2022
◆ Issued Owner 2 nd Supplemental Findings and Fact to repair property by:	06/27/2022
◆ Title report received:	06/27/2022
◆ Filed Lis Pendens:	07/06/2022
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$5,700
◆ 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

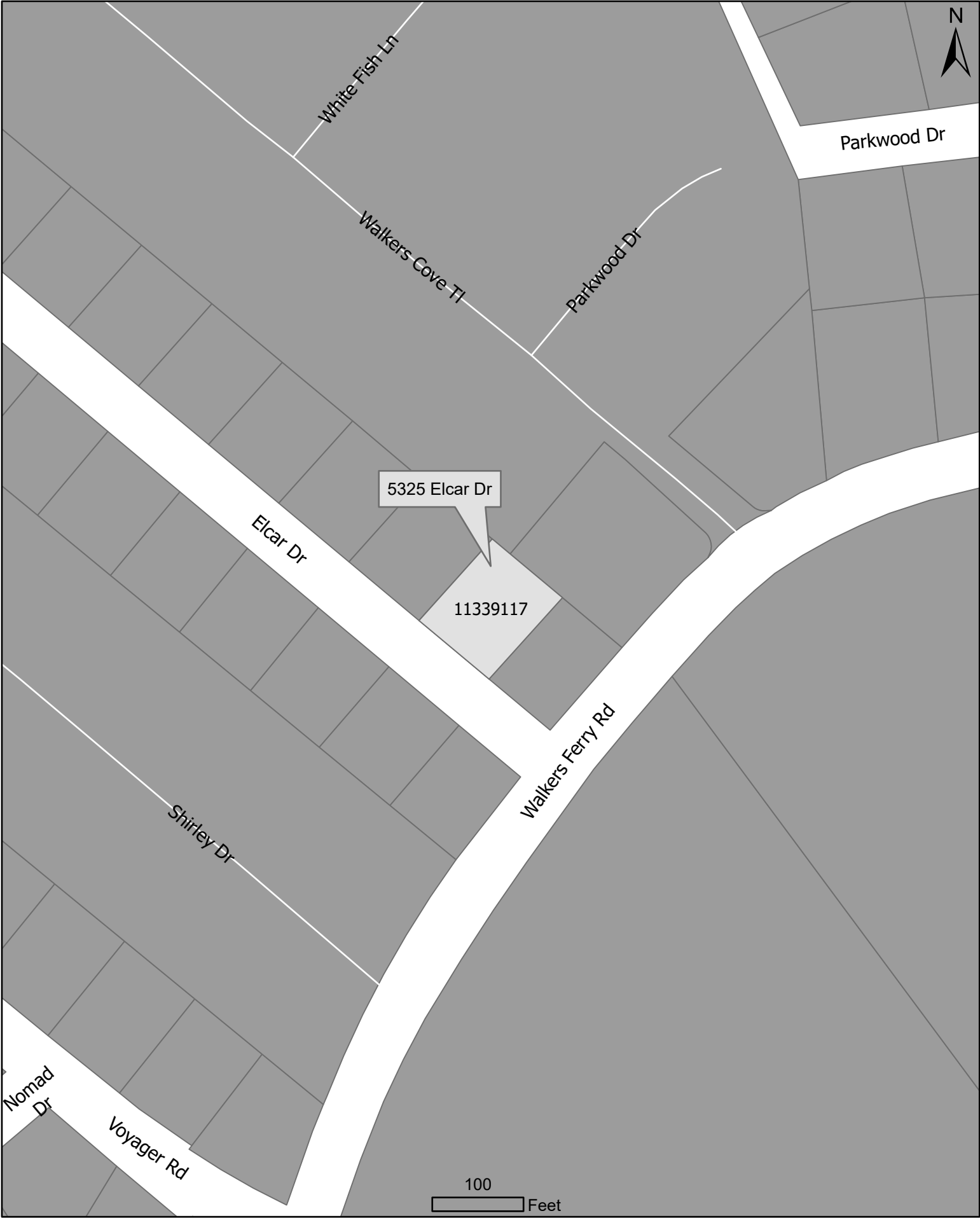
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$56,690	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$5,700
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition and rehabilitation are not applicable, because this is a manufactured home.	Replacement housing is not applicable, because this structure is manufactured home.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$56,690 which is 284.87% of the structure tax value, which is \$19,900.
- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violations include: Structural, plumbing, mechanical and electrical: Missing interior wall, ceiling and floor covering. Missing plumbing and electrical fixtures. Missing heating equipment and water heater. Missing potable water supply. Missing entrance steps. Missing exterior siding.
- The manufactured home is 44 years old.
- On August 26, 2021 framing inspection failed, per Mecklenburg Code Enforcement the structure has been converted from a mobile home to a single-family home. Need full engineer design.

5325 Elcar Drive



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