

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE BUILDING AT 5801 THIRD STREET PURSUANT TO THE NON-RESIDENTIAL BUILDING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 5, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF UNKNOWN HEIRS OF DENNIS L. BEACH 1458 CORTLAND ROAD CHARLOTTE, NC 28209

WHEREAS, the building located at 5801 Third 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 Non-Residential Building Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said building; 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 building located at 5801 Third Street in the City of Charlotte in accordance with the Non-Residential Building 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	5801 Third Street (Non-Residential Structure)
Neighborhood	Neighborhood Profile Area 190
Council District	#2
Owner(s)	Unknown Heirs of Dennis L. Beach
Owner(s) Address	1458 Cortland Road Charlotte, NC 28209
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	01/30/2019
◆ Title report received:	02/26/2019
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	03/12/2019
◆ Held hearing for owner(s) by:	04/03/2019
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	05/10/2019
◆ Filed Lis Pendens:	06/27/2019
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$7,200
◆ 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: \$53,316	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$7,200
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 50% of the tax value.	Acquisition & Rehabilitation are not applicable, because this is a non-residential building.	Replacement housing is not applicable, because this is a non-residential building.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$53,316 (\$29.62 sq. ft.), which is 289.76% of the structure tax value, which is \$18,400.
- Violations include: Structure not structurally sound. Roof not weathertight.
- The building is 46 years old and consists of 1,800 square feet total.

5801 Third Street



5801 Third Street (Commercial Structure)

