

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE BUILDING AT 456 ATANDO AVENUE 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 ROYAL CAB INC. 2000 NORTH TRYON STREET CHARLOTTE, NC 28206

WHEREAS, the building located at 456 Atando Avenue 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 456 Atando Avenue 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	456 Atando Avenue (Non-Residential Structure)
Neighborhood	Neighborhood Profile Area 21
Council District	#1
Owner(s)	Royal Cab, Inc.
Owner(s) Address	2000 North Tryon Street Charlotte, NC 28206
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	07/25/2018
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	11/05/2018
◆ Held hearing for owner(s) by:	11/27/2018
◆ Owner(s) attend hearing:	Yes
◆ Owner(s) ordered to demolish structure by:	09/23/2019
◆ Title report received revealing change of ownership and a party in interest:	10/07/2019
◆ Ownership of property changed on 5/16/2019; Lis Pendens had not been filed prior to change of ownership. Served new notifications to current owner(s) and party in interest.	
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	07/13/2019 10/21/2019
◆ Held hearing for owner(s) and party in interest by:	08/08/2019 11/14/2019
◆ Owner(s) and party in interest attend hearing:	No
◆ Owner(s) and party in interest ordered to demolish structure by:	09/23/2019 12/26/2019
◆ Filed Lis Pendens:	11/25/2019
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated Demolition cost:	\$23,024
◆ 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

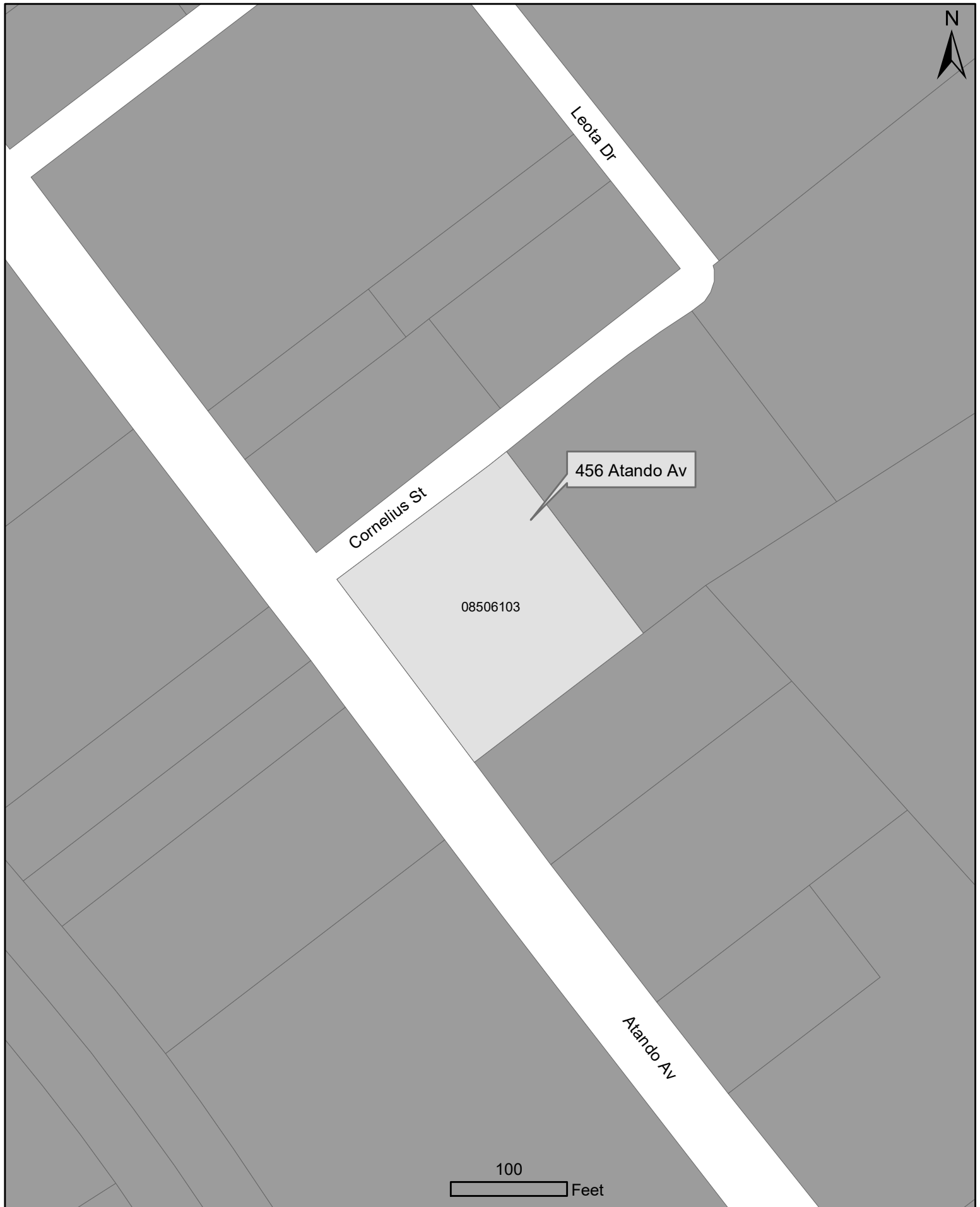
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$53,575	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Estimated Demolition Cost \$23,024
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 50% of the tax 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: \$53,575 (\$9,307 sq. ft.), which is 65.09% of the structure tax value, which is \$82,300.
- Violations include: Exterior walls are not structurally sound. Windows are not maintained. Roof is fire damaged. Electrical wiring is fire damaged. Plumbing fixtures are inoperable.
- The building is 74 years old and consists of 5,756 square feet total.

456 Atando Avenue



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