

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 4301 CRAIG AVENUE 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 SABAS ORELLANA AND JANETT ORELLANA 5944 BLUE SKY LANE HOPE MILLS, NC 28348

WHEREAS, the dwelling located at 4301 Craig 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 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 4301 Craig Avenue 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	4301 Craig Avenue
Neighborhood	Neighborhood Profile Area 394
Council District	#5
Owner(s)	Sabas Orellana, Janette Orellana
Owner(s) Address	5944 Blue Sky Lane Hope Mills, NC 28348
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	08/07/2020
◆ Received title search revealing party in interest:	09/23/2020
◆ Owner(s) and party in interest notified of Complaint and Notice of Hearing by advertisement and certified mail by:	09/02/2020 10/07/2020
◆ Held hearing for owner(s) and party in interest by:	10/07/2020 11/04/2020
◆ Owner(s) and party in interest attend hearing:	No
◆ Owner(s) and party in interest ordered to demolish structure by:	01/15/2020
◆ Filed Lis Pendens:	10/01/2020 12/29/2020
◆ Owner(s) were issued Supplemental Order to repair structure by:	01/07/2021 02/19/2021
◆ Owner(s) have not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$6,400
◆ 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: \$92,879	Acquisition & Rehabilitation Cost (Existing structure: 1,493 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$615,650	New Replacement Structure Cost (Structure: 1,493 sq. ft. total) Economic Life: 50 years Estimated cost-\$632,188	Estimated Demolition Cost \$6,400
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 127,000 - Land: \$ 150,000 - Accessory Building: \$ 300 Total Acquisition: \$ 277,300 Estimated Rehabilitation Cost: \$ 92,879 Outstanding Loans \$ 245,471 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 338,350	Acquisition: Tax values: - Structure: \$ 127,000 - Land: \$ 150,000 - Accessory Building: \$ 300 Total Acquisition: \$ 277,300 New structure: \$ 103,017 Estimated demolition cost: \$ 6,400 Outstanding Loans: \$ 245,471 Property Taxes owed: \$ 0 Interest on Taxes owed: \$ 0 Total: \$ 354,888	

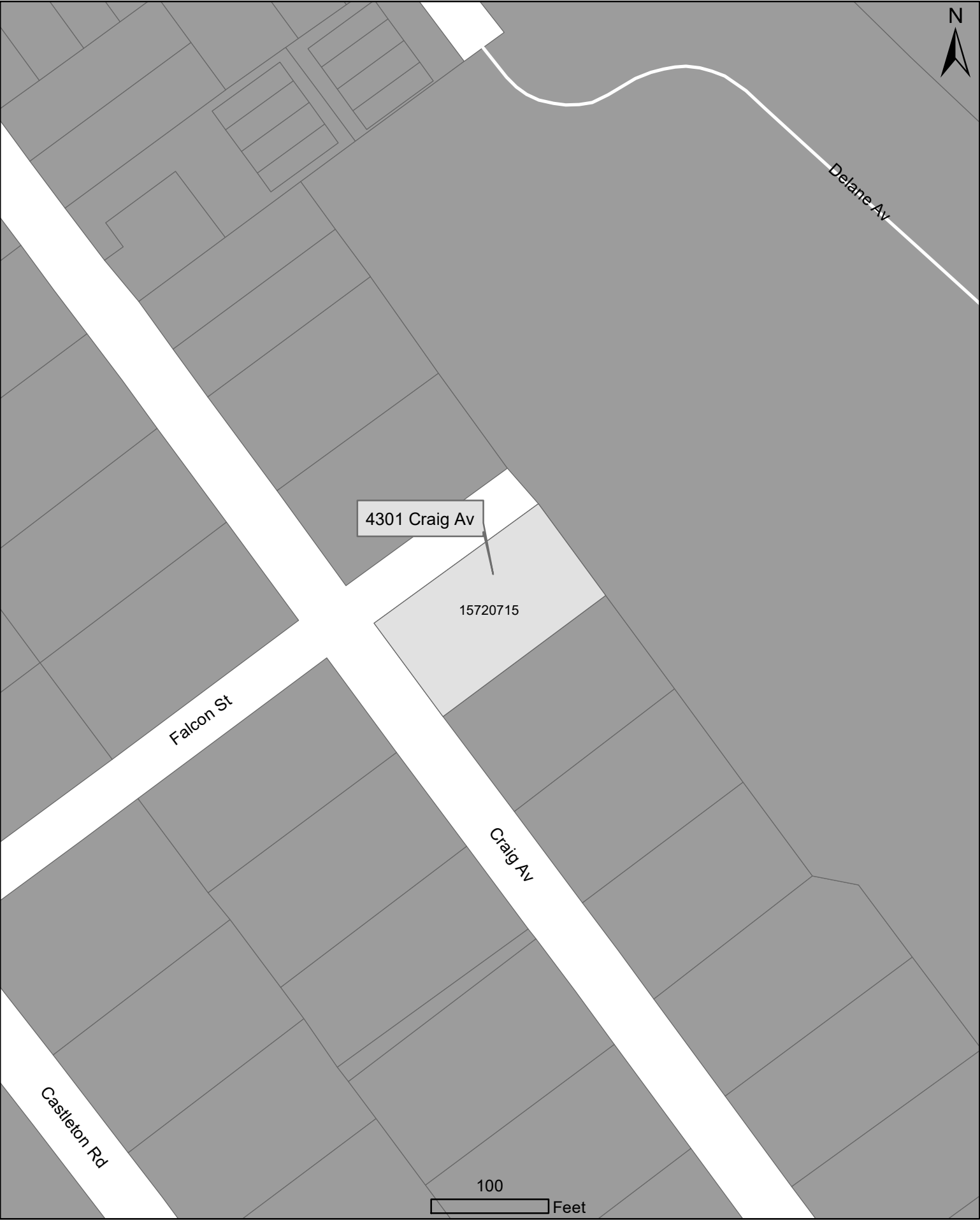
RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of \$92,879 (\$62.20/sq. ft.), which is 73.133% of the structure tax value, which is \$127,000.

- 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, plumbing, electrical and heating violations. Ceiling, wall and floor covering missing throughout. Missing insulation. Missing plumbing fixtures, heating equipment, electrical fixtures and wiring. Exterior wall covering and trim not installed. Accessory building not in safe substantial condition.
- The building is 73 years old and consists of 1,493 square feet total.
- A new 1,493 sq. ft. structure can be built for \$103,017.
- No valid permits issued for repairs.

4301 Craig Avenue



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