

**AN ORDINANCE OF THE CITY COUNCIL
OF
FAYETTEVILLE, NORTH CAROLINA**

**Requiring the City Building Inspector
to correct conditions with respect to,
or to demolish and remove a structure
pursuant to the
Dwellings and Buildings Minimum Standards
Code of the City of Fayetteville, NC**

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

832 East Orange Street
PIN 0437-59-8580-

LEGAL: BEING all of Lot 46 and a portion of Lots 45 and 47 in a subdivision known as PLEASANT VIEW PARK, a plat of which said subdivision is recorded in Book of Plats 10, Page 76, Cumberland County Registry, and being more particularly described as follows:

Beginning at a stake in the eastern margin of the right-of-way of Orange Street East, at a point South 7 degrees 48 minutes East 8.5 feet from the dividing corner between Lots 45 and 46, and running thence in an easterly direction, parallel with the dividing line between Lots 45 and 46, and 8.5 feet therefrom, North 82 degrees 12 minutes West 126.78 feet to a stake; thence North 6 degrees 58 minutes West 42 feet to a stake; thence South 82 degrees 12 minutes West 127.39 feet to a stake in the eastern margin of Orange Street East; thence South 7 degrees 48 minutes East 42 feet to the place and point of beginning. Together with improvements located thereon; said property being located at 832 East Orange Street, Fayetteville, North Carolina.

The owner(s) of and parties in interest in said property are:

Carlota Veras
604 Saint Vincent Drive
Holly Springs, NC 27540

Jose Rafael Ceballos
604 Saint Vincent Drive
Holly Springs, NC 27540

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before February 7, 2025.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.
- (4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.
- (5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 25th day of August 2025.

CITY OF FAYETTEVILLE

BY: _____
Mitch Colvin, Mayor

ATTEST:

Jennifer L. Ayre, City Clerk