

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3803 SHARYN 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 CAPITAL INVESTMENTS SOLUTIONS, LLC 11507 TAVERNAY PARKWAY CHARLOTTE, NC 28262

WHEREAS, the dwelling located at 3803 Sharyn 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 3803 Sharyn 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	3803 Sharyn Drive
Neighborhood	Neighborhood Profile Area 83
Council District	Mecklenburg County / Unincorporated
Owner(s)	Capital Investments Solutions, LLC
Owner(s) Address	11507 Tavernay Parkway Charlotte, NC 28262
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	04/08/2021
◆ Title report received:	05/04/2021
◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/25/2021
◆ Held hearing for owner by:	06/18/2021
◆ Owner attend hearing:	No
◆ Owner ordered to demolish structure by:	07/19/2021
◆ Filed Lis Pendens:	12/03/2021
◆ Property ownership transferred on:	03/24/2022
◆ New owner notified by filing of Lis Pendens.	
◆ Owner has not repaired or complied with order to demolish.	
◆ Structure occupied:	No
◆ Demolition cost:	\$8,000
◆ 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

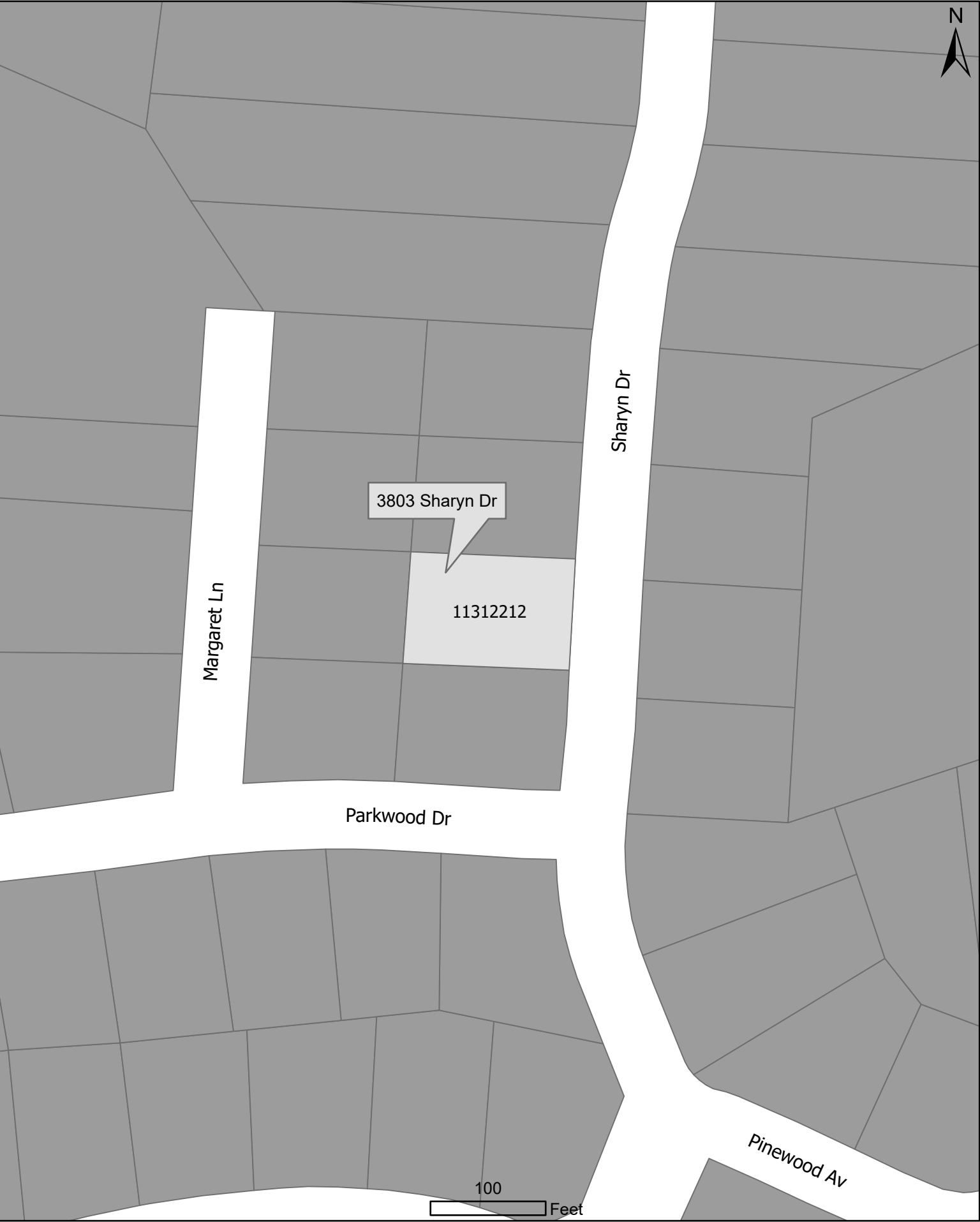
IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$4,325	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$8,000
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition 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: \$4,325 which is 65.530% of the structure tax value, which is \$6,600.
- Mobile Home has a tax assessed value of \$500.00
- Patio cover and deck has a tax assessed value of \$6,100
- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violations include: structural and electrical: Broken window, Area of wall covering missing, Porch railing missing, Porch post leaning. Decayed exterior trim and porch ceiling, Electrical fixtures damaged, Accessory buildings are not in safe substantial condition. Excessive amount of junk and debris inside the mobile home and in the yard.
- The age of the manufactured home is unknown.

3803 Sharyn Drive



3803 SHARYN DRIVE

