

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 5801 THIRD STREET 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 UNKNOWN HEIRS OF DENNIS L. BEACH 1458 CORTLAND ROAD CHARLOTTE, NC 28209

WHEREAS, the dwelling 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 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 5801 Third Street 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	5801 Third Street (Mobile Home)
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:	03/19/2019
◆ Held hearing for Owner(s):	04/03/2019
◆ Owner(s) attend hearing:	No
◆ Owner(s) ordered to demolish structure by:	05/03/2019
◆ Filed Lis Pendens:	04/10/2019 05/03/2019
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated Demolition cost:	\$5,500
◆ 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: \$3,300	Acquisition & Rehabilitation Cost	New Replacement Structure Cost	Demolition Cost \$5,500
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 is a manufactured home.	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$3,300 which is 275% of the structure tax value, which is \$1,200.
- City rehab costs analysis is not applicable.
- New construction analysis is not applicable.
- Violations include: Structural violations: Wall framing not structurally sound, Roof covering damaged/loose, Roof sheathing decayed, Roof structure not properly supported, Multiple floor girders are damaged, Multiple floor joists are damaged. Accessory building not in safe substantial condition.
- The age of the mobile home is unknown.

5801 Third Street



5801 Third Street (Mobile Home)

