



Town of Mint Hill

John M. McEwen Assembly Room
4430 Mint Hill Village Lane
Mint Hill, North Carolina 28227

Mint Hill Board of Adjustment Agenda October 24th, 2016 at 6:30 p.m.

1. Call To Order
2. Roll Call and Declaration of Quorum
3. Approve Minutes of August 29th, 2016 Regular Meeting
4. Reports of Committees, Members, and Staff
5. Old Business
6. New Business
 - A. Discussion and Decision on Variance Request #V16-7, Filed by Marcia Nembhard, for Property Located at 4914 Magglucci Place, Tax Parcel #135-374-12, from Section 6.1 Table 2: Dimensional Requirements of the Mint Hill Unified Development Ordinance.
7. Other Business
8. Adjournment

Candice Everhart
Program Support Assistant
October 17th, 2016

MINUTES OF THE MINT HILL BOARD OF ADJUSTMENT
August 29th, 2016

The Mint Hill Board of Adjustment met in regular session on Monday, August 29th, 2016 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Gary Isenhour
Vice Chairman: June Hood
Members: Michael Weslake, Ronald Rentschler
ETJ Members: Debi Powell and David Tirey
Absent: Bobby Reynolds
Town Planner: Chris Breedlove
Clerk to the Board: Candice Everhart

CALL TO ORDER

Chairman Isenhour called the meeting to order at 6:30 p.m., declared a quorum present and the meeting duly constituted to carry on business.

ORDER OF BUSINESS

Approval of Minutes of June 27th, 2016 Regular Meeting: Upon the motion of Mr. Rentschler, seconded by Mrs. Hood, the Board unanimously approved the minutes of the June 27th, 2016 Board of Adjustment regular meeting.

Reports of Committees, Members and Staff: Mr. Breedlove stated, I have given you a memo for training. The quick and easy option is to use the modules provided by the School of Government and we can have a meeting to go through those.

Old Business: None.

New Business:

- A. Discussion and Decision on Variance Request #V16-6, Filed by William and Victoria Earnhardt, for Property Located at 7842 Orrview Drive, Tax Parcel #137-041-17, from Section 6.1 Table 2: Dimensional Requirements of the Mint Hill Unified Development Ordinance.**

Mr. Isenhour asked the applicant and Mr. Breedlove to step forward and be sworn in. Do you swear or affirm that the testimony you are about to give is to the best of your knowledge so help you God? I do, stated Mr. Earnhardt and Mr. Breedlove.

Mr. Breedlove stated, the initial request was for a 10' reduction on the front setback and 10' for the rear and now it has been changed to 20' reduction on the rear. Instead of going

40' to 30' on the back they are asking for it down to 20'. We sent out the updated letters to adjacent property owners in plenty of time to meet State requirements.

Mr. Earnhardt said, there are a couple of reasons for the request of the variance. First, the lot is landlocked. You can see from the presentation that there is an easement so the variance would not impose on any street. The shape of the lot itself decreases from the back to the front so it limits where we can put the house. The second issue is the slope of the lot. The slope on the back is more dramatic. There is a large oak tree that is 100+ years old and we don't want to impact that tree. The tree sits about 38' off the property line so if we put the driveway where it should be it would run over the roots of that tree. Therefore, moving the house an extra 10' back would prevent that. The Hickory Grove softball fields are behind the lot. Most of the trees are along the front and then behind the lot it is non-residential. The house goes in one spot. We want the house to face North South because we own the other lot next to this one that we can't build on.

Mr. Tirey asked, you showed the wooded lot and it appeared to be a house on the screen. As I look at this picture, is Orrview to the left or right? Mr. Earnhardt said, left.

Mr. Weslake asked, is your driveway being squeezed between the other two driveways? Mr. Earnhardt said, no. Ours will be to the north side of 7832.

Mr. Rentschler asked, what is the brick wall on the drawing? Mr. Earnhardt said, the previous owner of the property had intended to build a garage. So it is a brick foundation.

Mr. Weslake asked, this lot is which one on the slide here? Mr. Earnhardt said, there is a utility easement on the lot.

Mr. Weslake asked, the front yard of your parcel is facing Orrview? Mr. Breedlove said, from the setback standpoint, yes.

Mr. Weslake asked, have you been shown different house designs that would fit into the setbacks? Mr. Earnhardt said, we have. We wanted to stick with the ranch layout since it went with other surrounding houses.

Mr. Weslake said, but there are other designs.

Mr. Isenhour asked, what is the slope? Mr. Earnhardt said, it is approximately six feet.

Mr. Weslake asked, have you looked at combining the two parcels? Mr. Earnhardt said, it won't help because the slope continues to go down. We only purchased that lot so that someone wouldn't come put a trailer on it.

Mr. Tirey asked, is the lot to the other side of you a buildable lot? Mr. Earnhardt said, that lot is not for sale.

Mr. Rentschler asked, on the right of way isn't there a width requirement? Mr. Breedlove said, no, only the 15' easement.

Mr. Rentschler said, part of your argument is to save the oak tree, but wouldn't you just be taking down another? Mr. Earnhardt said, no we aren't takin down any of those large trees.

Mr. Rentschler asked, does the house face north? Mr. Earnhardt said, it faces north south. It's not traditional.

Mr. Isenhour asked, which way is north south? Mr. Earnhardt said, it is facing the empty lot.

Mr. Weslake asked, is Hickory Grove softball fields zoned residential? Mr. Breedlove said, yes, but there is no residential use.

Mr. Rentschler said, Staff did not offer an opinion. I'm going to ask a question. Normally the setbacks are used off of road frontage for right of ways. Since this lot is landlocked, where does this variance fall? Mr. Breedlove said, there is no road frontage. Where the front is for a setback you would still assume the front is Orrview. If someone created a new landlocked parcel they could also choose where to point the house. Where the house points is not regulated by us.

Mr. Tirey asked, the side of his house is considered the front for setback purposes? Mr. Breedlove stated, yes.

Mr. Isenhour asked, do you have any plans for the other lot? Mr. Earnhardt said, we would make it a yard.

Mr. Isenhour said, our variance tonight is to decide on variance request #V16-6, Filed by William and Victoria Earnhardt, for Property Located at 7842 Orrview Drive, Tax Parcel #137-041-17, from Section 6.1 Table 2: Dimensional Requirements of the Mint Hill Unified Development Ordinance.

Unnecessary hardships would result from the strict application of the ordinance.

Mr. Weslake said, the hardships are not due to the application of the ordinance. There are options for other architectural designs that would fit the property.

Mrs. Hood said, I agree.

Mr. Isenhour said, due to the slope of the lot unnecessary hardships would result.

Mrs. Powell said, unnecessary hardships would result from the strict application of the ordinance based on the shape of the lot, slope, location of large trees and no reasonable use could be made of the property without reducing the setback lines.

Mr. Rentschler said, I agree with Mr. Weslake.

Mr. Tirey said, I agree with Mrs. Powell.

The hardship results from conditions that are peculiar to the property, such as location, size or topography.

Mr. Tirey said, I do believe a hardship would result with the drop off of slope. The big hardship is that the lot is landlocked.

Mr. Rentschler said, I agree.

Mrs. Powell said, the hardship results from conditions that are peculiar to the property such as the location, size and topography all factor into making this property peculiar in nature which is not the result of the neighborhood or general public.

Mrs. Hood said, I think there are other options and land available.

Mr. Weslake said, the hardship isn't a result of the property. There are a few issues, but I think with the proper design something could be worked.

The hardship did not result from actions taken by the applicant or the property owner.

Mr. Weslake said, the hardship is caused by the applicant. I think you should have your house design in mind before purchasing the property.

Mrs. Hood said, I agree.

Mr. Isenhour said, I disagree. Once you get a surveyor out and they shed light on some of the issues you encounter due to the lot size and topography that is not a result of the applicant.

Mrs. Powell said, I want to emphasize the sentence on this page says, the act of purchasing property with knowledge that circumstances exist that may justify granting a variance shall not be regarded as a self-created hardship. I believe that negates what their argument is. The applicant is not responsible for the large trees or the decrease from north to south.

Mr. Rentschler said, I agree with Mr. Weslake.

Mr. Tirey said, I agree with Mrs. Powell.

The requested variance is consistent with the spirit, purpose and intent of the ordinance such that public safety is secured and substantial justice is achieved.

Mr. Tirey said, I believe it is consistent.

Mr. Rentschler said, I disagree. I think there are other options.

Mrs. Powell said,

Mr. Isenhour said, I agree.

Mrs. Hood said, I disagree. The ballfield may not always be there.

Mr. Weslake said, the 20' setback reduction encroaches on the ballfield and does not leave enough of a buffer.

Mrs. Powell said, in regards to Variance Request #V16-6, filed by William and Victoria Earnhardt, for property located at 7842 Orrview Road, Tax Parcel Number 137-041-17; requesting a variance to Section 6.1 Table 2: Dimensional Requirements; to reduce the minimum 50' front setback by 10' and the 40' rear setback by 20'; I make a motion to approve this variance for the following reasons: Unnecessary hardships would result front the strict application of the ordinance. Without a variance the property owner could not make reasonable use of their property because of the shape and slope of the lot, and the number of large mature trees. The hardship results from conditions that are peculiar to the property, as well as did not result from

actions taken by the applicant, in that the hardship results from the combination of large mature trees, grade drop of property and its decreasing south to north dimensions that were not change or self-created. A variance would be consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured. And due to the unique location and topography of this lot and taking into consideration a sports complex abuts the rear of this property a variance would have no negative impact and substantial justice would be achieved. Mr. Tirey seconded the motion and Mr. Isenhour asked for a vote. Mr. Weslake, Mrs. Hood and Mr. Rentschler disagreed. Mr. Isenhour, Mrs. Powell and Mr. Tirey agree with the motion. Needing a vote of six in support of the motion, the motion does not carry and the variance is denied.

Other Business: None

Adjournment: Upon the motion of Mr. Rentschler, seconded by Mr. Tirey, and unanimously agreed upon, Chairman Isenhour adjourned the meeting at 7:10 p.m.

Candice Everhart
Program Support Assistant

Memo

To: Board of Adjustment
 From: Staff
 Date: 10/14/2016
 Re: Variance Request #V16-7, Filed by Marcia Nembhard for property at 4914 Magglucci Pl

Variance Request

The applicant is requesting a variance from Section 6.1 Table 2 Dimensional Requirements of the Mint Hill Unified Development Ordinance for property located at 4914 Magglucci Pl, Tax Parcel 135-374-12. The applicant is seeking relief from the 40' rear yard setback. A portion of the rear porch encroaches almost 5 feet into the minimum rear setback. The applicant is requesting a 5' reduction resulting in a rear setback of 35'.

Type of Residential Dwelling	MINIMUM LOT DIMENSIONS				MINIMUM SETBACK IN FEET				MAX LOT COVERAGE	MAXIMUM HEIGHT	
	Lot Area in Square Feet	Lot Width at Minimum Setback	Lot Frontage Exception Cul-de-Sac	Lot Frontage on Cul-de-Sac	Front Yard Setback ⁽³⁾	Side Yard Setback Adjoining a Street	Side Yard Setback	Rear Yard Setback	Lot Coverage in Percent	Height in Stories	Height in Feet ⁽⁴⁾
Single-Family Detached ⁽¹⁾⁽²⁾	20,000	125	60	60	50	25	15	40	29	2	35
Single-Family Detached ⁽¹⁾⁽²⁾	30,000	130	70	70	60	30	20	40	20	2	35
Single-Family Detached ⁽¹⁾⁽²⁾	40,000	140	70	70	60	40	20	50	20	2	35

Please see enclosed application for more information.

VARIANCE
APPLICATION

Town of Mint Hill
Board of Adjustment
4430 Mint Hill Village Lane
Mint Hill, N.C. 28227
(704) 545-9726

Office Use Only	
Petition #:	<u>V16-7</u>
Date Filed:	<u>10/14/2016</u>
Received By:	<u>CB</u>

Variance requested on property located at: 4914 Magglicci Pl, Mint Hill NC 28227
Tax Parcel Number: 135-374-12 Zoning District: R

Describe variance being requested:

REDUCTION of THE SET-BACK
FOR THE LEFT CORNER of THE
BACK PORCH (NOTE: IT IS THE RIGHT
SIDE IF FACING THE PORCH FROM
THE REAR.

(Complete if Applicant is other than Property Owner)

Marcia Nembhard/Evelyn Santiago
Name of Property Owner

Name of Applicant

4914 Magglicci Pl
Address of Owner

Address of Applicant

Mint Hill NC 28227
City, State, Zip

City, State, Zip

917-952-2183
Telephone Number

Telephone Number

mmember@1199funds.org
E-Mail Address

E-Mail Address

Membhard/
Signature of Property Owner

Signature of Applicant

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the State Enabling Act, the Board is required to reach four conclusions as a prerequisite to the issuance of a variance: (1) that unnecessary hardships would result from the strict application of the Ordinance; (2) the hardship results from conditions that are peculiar to the property, such as location, size, or topography; (3) that the hardship did not result from actions taken by the applicant or the property owner and, (4) the requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

In the spaces provided, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these four required conclusions.

UNNECESSARY HARDSHIPS WOULD RESULT FROM THE STRICT APPLICATION OF THE ORDINANCE. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

THE STRICT APPLICATION OF THE ORDINANCE
WOULD MAKE IT VIRTUALLY IMPOSSIBLE
FOR THE PROPERTY TO BE SOLD, WHICH
HAS ALREADY BEEN EXPERIENCED.
(09/2016)

THE HARDSHIP RESULTS FROM CONDITIONS THAT ARE PECULIAR TO THE PROPERTY, SUCH AS LOCATION, SIZE OR TOPOGRAPHY. Hardship resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Unable to Sell.

THE HARDSHIP DID NOT RESULT FROM ACTIONS TAKEN BY THE APPLICANT OR THE PROPERTY OWNER. The act of purchasing property with knowledge that circumstances exist that may justify granting a variance shall not be regarded as a self-created hardship.

All of the necessary permits, licenses & documents required were assumed to be acquired by the builder's, inspectors and county officer's prior to the installation of the building/attachment in question.

THE REQUESTED VARIANCE IS CONSISTENT WITH THE SPIRIT, PURPOSE AND INTENT OF THE ORDINANCE SUCH THAT PUBLIC SAFETY IS SECURED AND SUBSTANTIAL JUSTICE IS ACHIEVED.

Under the consideration of the above information and request justice would indeed be served by the issuance of the variance to the owner, innocent of any wrongdoing.³

THANK YOU!

RESIDENTIAL PLOT PLAN FOR INTERNET PERMIT APPLICATION

Sub# 46543331

For Department Use PERMIT # B1698726

ENTER SUBMITTAL NUMBER HERE:

LOCATION/SITE DATA

4914 Street # (N,S,E,W) Magglucci Street Name PI (Av,Rd,St)
Project/Subdivision Name Casabella
Lot # 9 Block # Land Area (sq. ft.) Phase Section

OWNER INFORMATION

Owner: Tuscano Homes Address: 10300 Hangman Moss Trail
City: Charlotte State NC Zip 27225 Phone # 704-545-2944

FOR DEPARTMENT USE

Tax Parcel # 135-374-12 Tax Jurisdiction MH
Zoning R Juris Map # MH R/W 60'
Special (Circle) C D N P S Flood Plain Yes Flood Elev Fire Dist. Yes
Lot: Corner Through Front Street (if different)
Minimum Setbacks: Front 50' Left Side 10' Right Side 10' Rear 40'
Remarks:

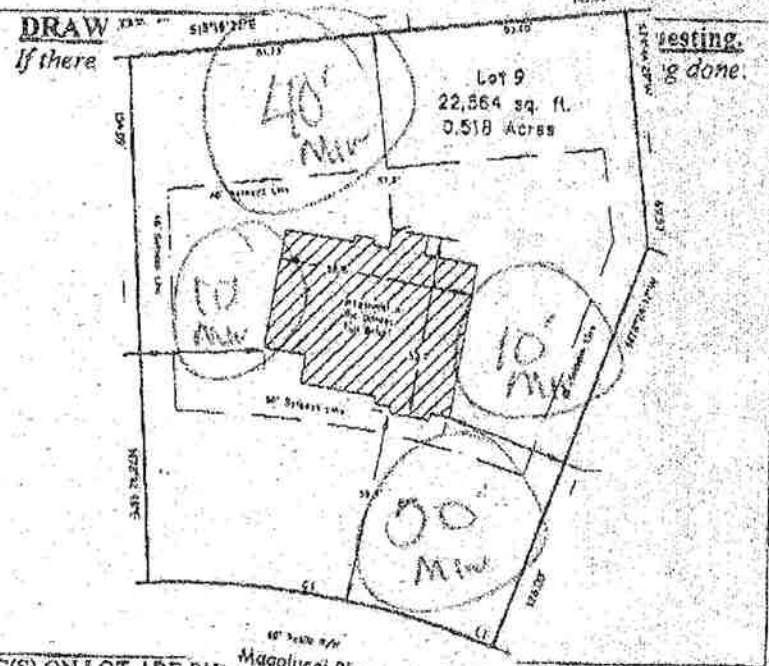
PROJECT DATA

Type Work: New Addition Accessory

Project Description: Single Family (detached) Duplex Modular Garage Other

Area (sq. ft.): Heated 3100 Unheated 499 Deck(s)

Note: This plot plan must be faxed before your Internet permit will be processed. Central office: 704-336-3823; South office: 704-814-0874; North office: 704-432-2523.



ALL EXISTING AND PROPOSED BUILDING(S) ON LOT ARE SHOWN WITH DIMENSIONS INDICATED.

Applicant's Signature Becky Gibbs Date 11/3/06

Becky Gibbs Print Applicant's Name Fax # 704-545-2944

Contractor Name Tuscano Homes

Contractor Acct. # K30489

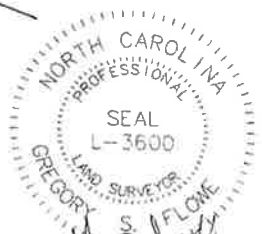
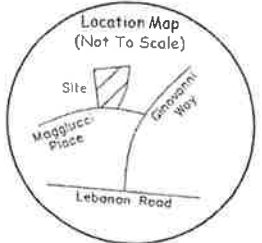
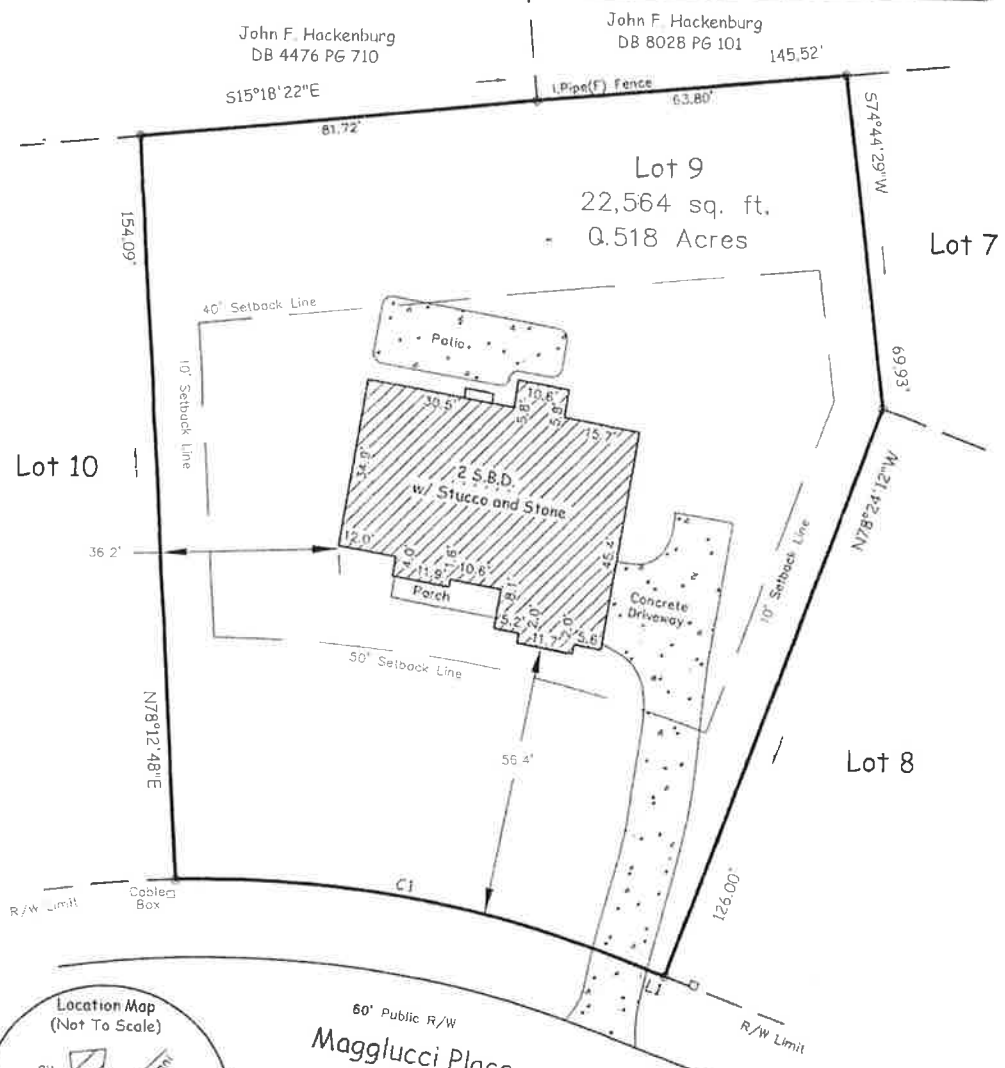
MECKLENBURG COUNTY ENGINEERING & BUILDING STANDARDS DEPARTMENT P. O. Box 31097, Charlotte, NC 28231-1097 • (704) 336-3803 • Fax # (704) 336-3823

For Department Use Zoning Approved By Initial Date 11/10/06

Surveyed By: Ben M. Flowe & Son;
 11316 Brief Road
 Charlotte, N.C.
 28227
 (704) 545-3060

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.93	S11°35'48"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	93.87	230.00	N00°05'42"W	93.22'



NOTE: ALL CORNERS ARE I.PIN(F) UNLESS OTHERWISE NOTED.

NOTE: ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

NOTE: AREA BY COORDINATE COMPUTATION.

Tax Parcel: 135-374-12
 E.C. = 1' : 10,000' +
 Deed Ref: 19921 / 880
 Map Book: 46 / 993

Physical Survey For Marcia Nembhard

PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FLOOD INSURANCE RATE MAP.

NOTE: THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

Lot 9, Casabella
 4914 Magglucci Place
 Mecklenburg County
 Mint Hill, N.C.

Drawing No. 338-06



June 1, 2007

PLEASE COMPLETE THIS APPLICATION ACCURATELY, LEGIBLY AND CORRECT ERRORS ON ALL PAGES NEATLY. THIS IS A LEGAL DOCUMENT.
- SHADED AREAS FOR DEPARTMENT USE ONLY.

LIBERTY PRESS 828-267-4936

APPLICATION FOR BUILDING PERMIT

TYPE PERMIT <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Commercial <input type="checkbox"/> Mobile Home <input type="checkbox"/> Modular		PERMIT #	
ADDRESS	STREET # (N,S,E,W) <u>4914</u>	STREET NAME <u>Maggiucci</u>	(AV, RD, ST, etc) <u>PL</u>
	SUITE/UNIT(S):		
SITE DATA	TAX JURISDICTION: (Check One)	<input type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 1-Charlotte <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 3-Cornelius <input type="checkbox"/> 4-Pineville <input type="checkbox"/> 5-Matthewa <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 7-Mint Hill	PROJECT # <u>NR0018027</u>
	PROJECT/SUBDIVISION NAME <u>Casabella</u>	PHASE	SECTION
PROJECT	OWNER <u>The Kathryn Group Inc</u>	ADDRESS <u>10300 Hansing Moss Trail</u>	CITY <u>Charlotte</u> STATE <u>NC</u> ZIP <u>28227</u> PHONE # <u>704-545-2944</u>
	TAX PARCEL #	LOT # <u>9</u> BLOCK #	LAND AREA (sq. ft.)
	CENSUS	ZONING <u>R</u> JURIS <u>7</u> MAP # <u>A</u> ROW <u>60</u>	
SERVICES	SPECIAL (Circle) C <input type="checkbox"/> D <input type="checkbox"/> N <input type="checkbox"/> P <input type="checkbox"/> S <input type="checkbox"/>	FLOOD PLAIN <input type="checkbox"/> Yes <input type="checkbox"/> No FLOOD ELEV. FIRE DIST. <input type="checkbox"/> Yes <input type="checkbox"/> No	APR'D <u>15/15</u>
	LOT <input type="checkbox"/> CORNER <input type="checkbox"/> THROUGH <input type="checkbox"/>	FRONT SETBACKS: FRONT <u>50</u> LEFT SIDE <u>15</u> RIGHT SIDE <u>10</u> REAR <u>50</u> REG. PARK'G	
	JOB #	TYPE WORK: <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Accessory <input type="checkbox"/> Upfit <input type="checkbox"/> Shell <input type="checkbox"/> Demolish <input type="checkbox"/> Other	
CONTRACTORS	PROJECT DESCRIPTION (Residence, Office, etc.)	<u>Open Porch</u>	
	PURPOSE	AREA (sq. ft.): <u>320</u> Deck(s) # STORIES BASEMENT <input type="checkbox"/> Yes	
	OCC. TYPE	ONE/TWO FAMILY, MODULAR, OR MOBILE HOME: TOTAL # ROOMS # BEDROOMS # BATHS	
OTHER	CONST.	SPRINKLERS <input type="checkbox"/> Yes <input type="checkbox"/> No # UNITS MULTI-FAMILY: # HANDICAP UNITS	
	ELECTRICAL	Power Company <u>Duke Power</u> Service: <input type="checkbox"/> New <input checked="" type="checkbox"/> Existing # Connections over 120 Volts <u>0</u> Total Amps <u>15</u> # Circuits <u>1</u>	
	MECHANICAL	Gas Company # Gas Conn # Appliances <input type="checkbox"/> Heat Only <input type="checkbox"/> Central A/C Only <input type="checkbox"/> Heat and A/C <input type="checkbox"/> 1-Heat Pump <input type="checkbox"/> 2-Central A/C <input type="checkbox"/> 3-Elect. Baseboard <input type="checkbox"/> 4-Elect. Furnace <input type="checkbox"/> 5-Elect. Ceiling <input type="checkbox"/> 6-Gas/Oil Furnace <input type="checkbox"/> 7-Gas/Oil Steam <input type="checkbox"/> 8-Gas Pack <input type="checkbox"/> 9-Pre-Fab Fireplace <input type="checkbox"/> 10-Chimney <input type="checkbox"/> 11-Stove	
PLANS	PLUMBING: # of Fixtures (Sink, Water Closet, etc.) # of Appliances (Dishwasher, Water Heater, etc.)		
	UTILITIES: <input type="checkbox"/> New <input checked="" type="checkbox"/> Existing	Public <input type="checkbox"/> Water <input type="checkbox"/> Sewer Private <input type="checkbox"/> 3-Individual <input type="checkbox"/> Well <input type="checkbox"/> Septic <input type="checkbox"/> 4-Community <input type="checkbox"/> Well <input type="checkbox"/> Septic	
	ACCT #	CONTRACTOR(S): (Name/Address as appears on license)	CONTRACT COST Nearest \$100 APR'D FEES \$
OTHER	<u>30989</u> Bldg <u>The Kathryn Group Inc</u> Phone <u>704-545-2944</u> # <u>45272</u> Bldg \$ <u>8000</u>		
	<u>16170</u> Elcrl <u>Andrew Thomas Electric</u> Phone <u>704-581-0583</u> # <u>17981</u> Elect. \$ <u>250</u>		
	PLANS <input type="checkbox"/>	Arch/Eng Add Phone City/St Zip Lic # Total Const. Cost \$ <u>8250</u>	
OTHER	REMARKS: <u>Must comply with any/all Town Requirements</u>	FT FEE \$	OTHER FEES \$
		TOTAL FEE \$ <u>108.50</u>	

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS EITHER THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER AND HEREBY MAKES APPLICATION FOR PERMIT AND INSPECTION OF WORK DESCRIBED AND AGREES TO COMPLY WITH ALL APPLICABLE LAWS REGULATING THE WORK.

APPLICANT'S SIGNATURE Becky Gibbs DATE 6/18/08 PERM. APPLICANT'S NAME Becky Gibbs METHOD OF PAYMENT CASH/CHECK ACCOUNT

MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY
700 N. TRYON STREET • CHARLOTTE, NC 28202 • 704/336-2831

HOLDS	PROCESSED BY	APPROVED BY	VALIDATED BY
			<u>BJM</u>

ORIGINAL

• SHADED AREAS FOR DEPARTMENT USE ONLY.

LIBERTY PRESS 829-267-1936

PLOT PLAN FOR PERMIT APPLICATION ONE/TWO FAMILY, MODULAR, MOBILE HOME OR ZONING USE

LOCATION

STREET # (N,S,E,W)

4914

STREET NAME

Maggiucci

(AV, RD, ST, etc)

PL

PERMIT #

B1903251

SUITE/UNIT(S):

TAX JURISDICTION:
(Check One)

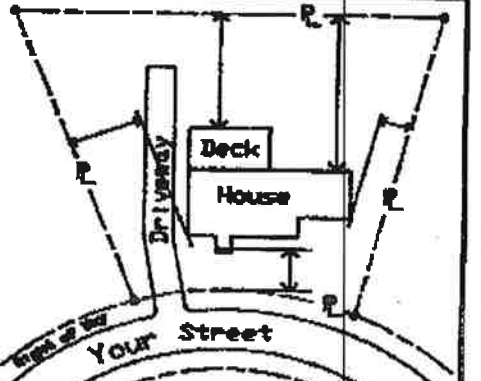
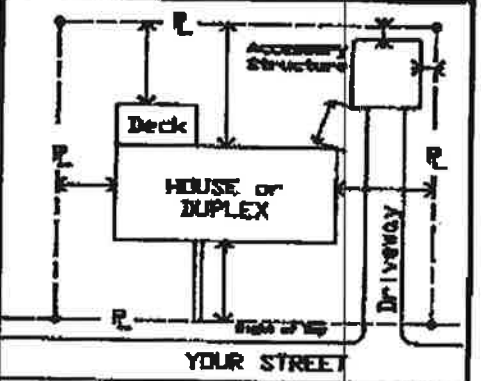
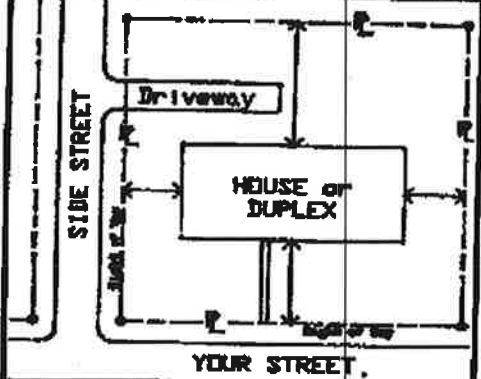
- 0-Mecklenburg
 4-Pineville

- 1-Charlotte
 5-Matthews

- 2-Davidson
 6-Huntersville

- 3-Cornelius
 7-Mint Hill

EXAMPLES / PLOT PLAN

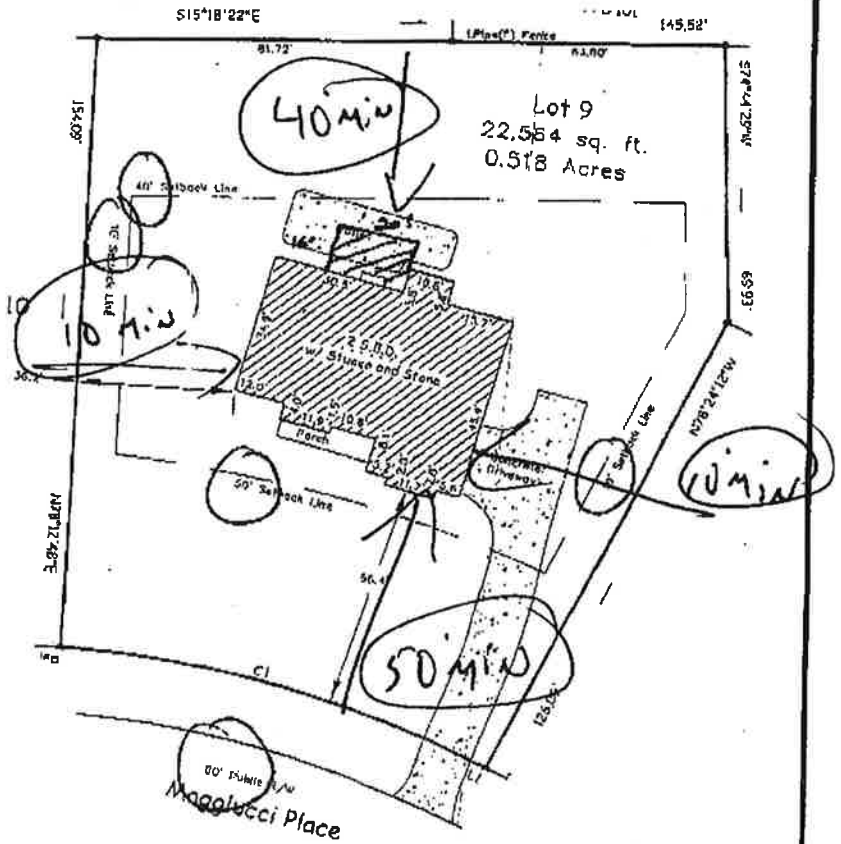


- INSTRUCTIONS -

In the space provided below, draw plot plan as neatly and accurately as possible, from survey if available.

1. Draw street(s) and right-of-way(s).
2. Draw property lines with dimensions.
3. Draw proposed and existing buildings showing any attached porch(es), deck(s), chimney(s), carport(s), or garage(s), etc...
4. Show distances of buildings from property lines or other structures.
5. Separate application and plot plan required for each building.

- PLOT PLAN -



ALL EXISTING AND PROPOSED BUILDING(S) ON LOT ARE SHOWN WITH MEASUREMENTS INDICATED

Becky Gibbs
APPLICANT'S SIGNATURE

6/18/08
DATE

Becky Gibbs
PRINT APPLICANT'S NAME

BICS

APPROVED BY

"I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 22489, PAGE 596, OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 8th DAY OF 2016.

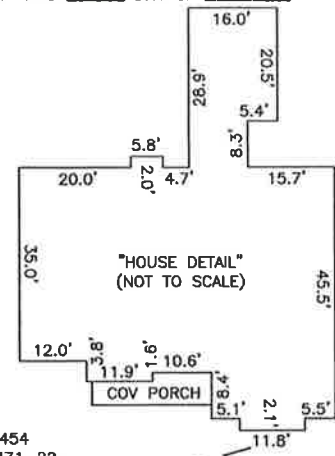
Chevis L. King
 PROFESSIONAL LAND SURVEYOR



NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF MINT HILL. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

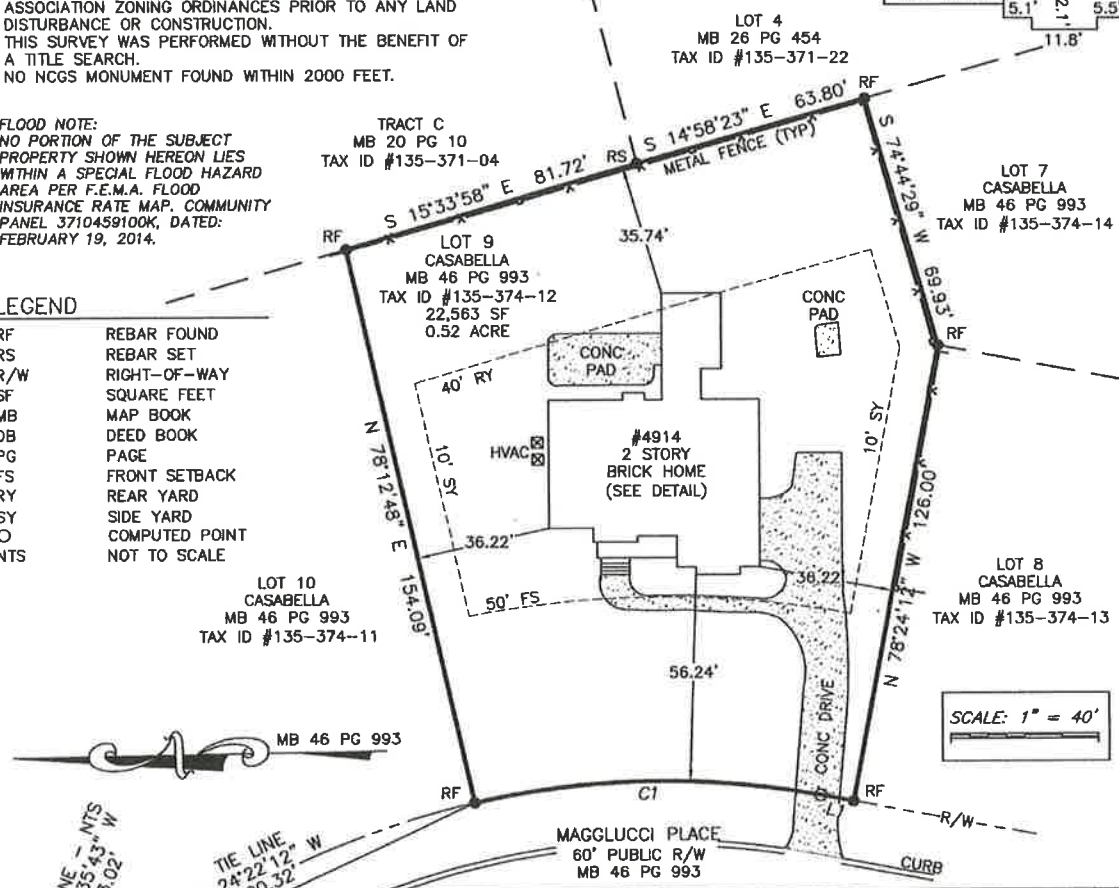
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°35'48" E	8.93'



FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710459100K, DATED: FEBRUARY 19, 2014.

LEGEND

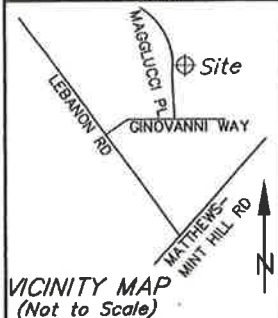
- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- O COMPUTED POINT
- NTS NOT TO SCALE



SCALE: 1" = 40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	93.86'	93.21'	N 00°05'47" W	23°22'53"

PHYSICAL SURVEY
 AT PROPERTY KNOWN AS
 # 4914 MAGGLUCCI PLACE
 LOT 9, CASABELLA
 PARCEL ID # 135-374-12, MB 46 PG 993, DB 22469 PG 596
 TOWN OF MINT HILL, MECKLENBURG COUNTY, NC
 FOR
 STEVE & DEBBI CAMPBELL



METROLINA ENGINEERING & SURVEYING ASSOCIATES
 4400 STUART ANDREW BLVD SUITE N CHARLOTTE, NC 28217
 P (704) 334-1325
 F (704) 334-1330
 NC #C-1170 & SC #C00946

Job No.	013-16-165
Date	9/8/16
Proj. Mgr.	CLK
Drawn	CGS

No Problem
Right side
of porch





Only this is the problem



CAMP CHIEF
CAMPERS' CHOICE

Property Not
Line Stray



Fall Back Yard



FIVE-OAKS CT

RECORDING
NOV 02 2006
2:55
MECKLENBURG COUNTY REC'D

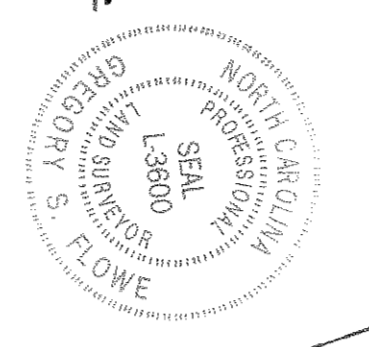
Certified to be a true and correct copy of the original as shown in Map Book _____ Page _____
Date: _____
Register of Deeds
By: _____
Deputy

State of North Carolina, County of Mecklenburg
The foregoing certificate(s) of _____

A Notary Public is Certified to correct this _____ day of _____ 20____
Register of Deeds
By: _____
Deputy

Approved in accordance with the Engineering Code of the Town of Mint Hill, North Carolina, Mecklenburg County Engineering Dept.
John N. Haskelberg
10/13/06
District Engineer

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY
I certify that this map was drawn from an actual survey made under my supervision and was prepared in accordance with G.S. 160-203 as amended. The map is a true and correct copy of the original as shown in Map Book _____ Page _____
Witness my hand and seal this 25th day of August 2006.
William A. Gray
District Engineer



Certificate of Approval
Approved in accordance with the Engineering Code of the Town of Mint Hill, North Carolina, Mecklenburg County Engineering Dept.
APPROVED: **11/16/06**
William A. Gray
District Engineer

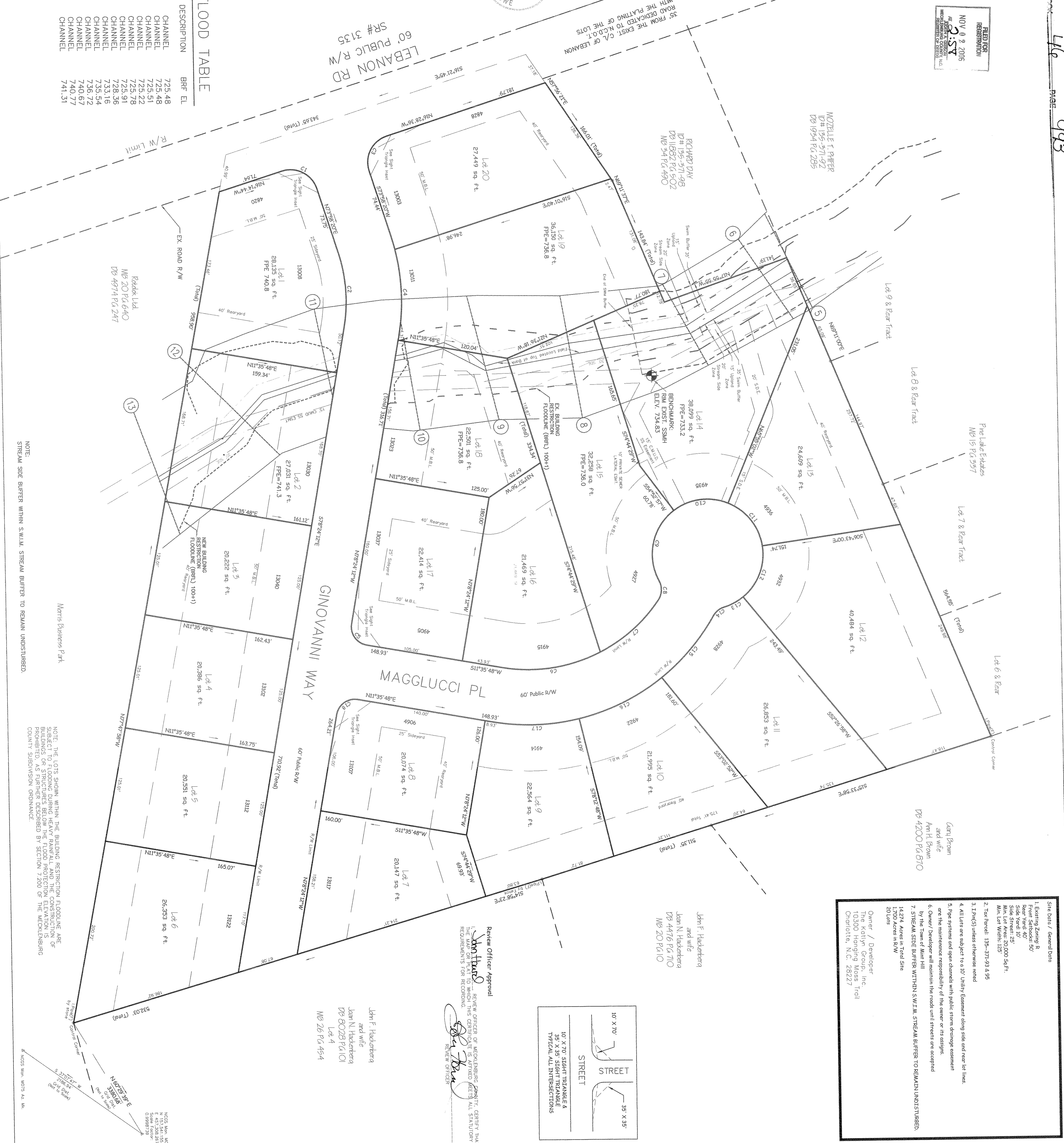
Certificate of Approval of Streets and Street Drainage
Department of Transportation
Proposed Subdivision
Construction Standards Certificate
Approved: **10/26/06**
Michael P. My
District Engineer

NOTE: ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
NOTE: AREA BY COORDINATE COMPUTATION.
NOTE: PROPERTY SUBJECT TO ANY VALID EMBARGOABLE EMBARGO RESTRICTIONS OF RECORDS IN THE RECORDS.

CURVE LENGTH	RADIUS	BEARINGS	CHORDS
C1	4724	S 89°11'48"W	8117
C2	8126	S 81°11'08"E	4246
C3	9530	S 89°43'35"W	9442
C4	3142	N 56°59'48"E	2828
C5	10958	N 06°52'13"W	10770
C6	8546	N 39°46'31"W	8477
C7	2178	N 89°24'52"E	7825
C8	8926	S 81°11'08"E	4246
C9	8126	S 89°11'48"W	8117
C10	4724	S 89°11'48"W	8117
C11	4199	S 89°50'27"E	5927
C12	6202	N 67°11'02"W	5930
C13	2350	N 26°50'34"E	2336
C14	1528	S 37°00'34"E	1492
C15	8812	N 74°23'11"W	736.72
C16	9387	N 74°23'11"W	100.21
C17	2300	N 60°05'42"W	93.22
C18	3142	S 37°21'12"E	28.28

100+1 FLOOD TABLE

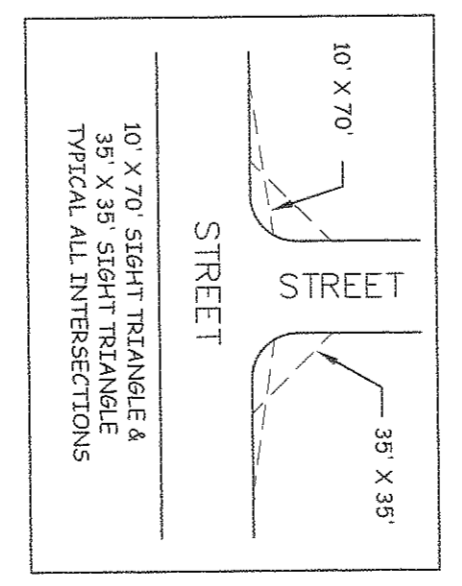
KEY STATION	DESCRIPTION	BRF EL.
1	0+00	CHANNEL
2	1+00	CHANNEL
3	2+00	CHANNEL
4	3+00	CHANNEL
5	3+68	CHANNEL
6	4+99	CHANNEL
7	6+23	CHANNEL
8	7+23	CHANNEL
9	8+17	CHANNEL
10	9+05	CHANNEL
11	10+05	CHANNEL
12	11+10	CHANNEL
13	11+10	CHANNEL



Site Data / General Data

1. Existing Zoning: R
2. Front Setback: 50'
3. Rear Yard: 40'
4. Side Yard: 10'
5. Min. Lot Area: 50,000 sq. ft.
6. Min. Lot Width: 125'
7. Top Relief: 135-371-93.45
8. All lots are subject to a 10' Utility Easement along side and rear lot lines.
9. 3" TRW(S) unless otherwise noted
10. 9" pipe systems and open channels with public storm drainage easement
11. Owner/Developer will maintain the road until streets are accepted
12. By the Town of Mint Hill
13. STREAM SIDE BUFFER WITHIN S.W.M. STREAM BUFFER TO REMAIN UNDISTURBED.
14. 1.700 Acres in N/W
15. 30 Lots

Owner / Developer:
The Kellum Group, Inc.
1809 J.P. Jones Drive
Charlotte, NC 28227



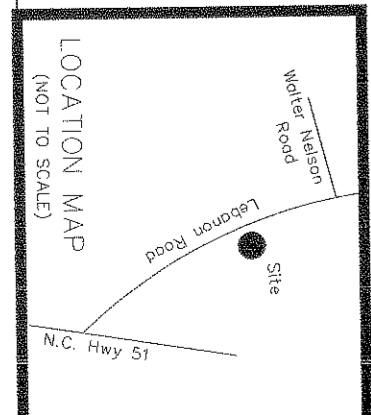
Review Officer Approval
John Haskelberg
District Engineer

John F. Haskelberg
and wife
Jean N. Haskelberg
DP 8028 PG 101
Lot 4
MP 26 PG 454

Final Plat for
Casabella
Town of Mint Hill, Mecklenburg County, North Carolina

Scale: 1" = 50'
Date: 7/13/06
Drawn By: CSF
Job No.: 292-06
Parcel #: 135-371-93 & 95
E.C. = 10,000+
Deed Book: 19921 / 884
19921 / 880

Map Prepared By:
Ben M. Flowe and Son
Land Surveying and Mapping Services
Ben M. Flowe, R.L.S., P.L.S.
Gregory S. Flowe, R.L.S.
1316 J.P. Jones Drive
Charlotte, NC 28227
Phone: (704) 545-3060



NOTE: STREAM SIDE BUFFER WITHIN S.W.M. STREAM BUFFER TO REMAIN UNDISTURBED.

NOTE: THE LOTS SHOWN WITHIN THE BUILDING RESTRICTION, FLOODING ARE SUBJECTS OF STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.