

**BOARD OF ADJUSTMENT
MEETING
THURSDAY, JUNE 22, 2023
6:00 P.M.
Council Chambers
300 W. Crowell Street
Monroe NC**

AGENDA

- Item 1.** **Call to Order:**
- Item 2.** **Pledge of Allegiance and Moment of Silence**
- Item 3.** **Approval of Minutes – April 27, 2023**
- Item 4.** **Conflicts of Interest**
- Item 5.** **PLZNA-2023-00184 Variance-** The Board of Adjustment is requested to consider a variance request from Lewis Wetherall for 2600 Meadowood Court in order to deviate from the minimum front yard setback in the RMD, Residential Medium Density, District as written in Section 157.4.2.3 of the Unified Development Ordinance. (Parcel ID # 09-295-044)
- Item 6.** **PLZNA-2023-00132 Variance-** The Board of Adjustment is requested to consider a variance request from Kelly McBryde for 1727 Goldmine Road to deviate from Section 157.7.5 of the Unified Development Ordinance that prohibits the square footage of an accessory structure to exceed the square footage of the principle structure. (Parcel ID # 09-268-061)
- Item 7.** **PLZNA-2023-00181 Variance-** The Board of Adjustment is requested to consider a variance request from Glen Garlick for 1808 Carrollton Drive to deviate from Section 157.7.5 of the Unified Development Ordinance that states accessory structures in a residential district have a minimum setback of 10'. (Parcel ID # 08-267-024)
- Item 8.** **Next Meeting: May 25, 2023**
- Item 9.** **Adjournment**

Attention: BOARD MEMBERS:

Please call Ashlyn Penegar at 704.282.4527 to confirm your attendance. Thank you!

cc: *Ashley Britt
Richard Long
Doug Britt
Keri Mendler
Megan Brightharp*

MINUTES OF THE BOARD OF ADJUSTMENT MEETING

April 27, 2023 at 6:00 P.M.

**Council Chambers
300 W. Crowell St.
Monroe, NC**

To HR: 05/03/2023

Item 1. Call to Order

Chairman Kenneth Deal called the April 27, 2023 meeting to order at 6:00 p.m. and noted that there was a quorum present with 3 members. Ashlyn Penegar, Administrative Assistant, called the roll.

Members Present: Kenneth Deal, William Draper and George Smith

Members Absent: None

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Senior Planner, Megan Brightharp, Planner I; Kevin Hornik, BOA Attorney; Ashley Britt, Assistant City Attorney; Ashlyn Penegar, Administrative Assistant

Guests: Mark Zawadski, Rachel Zelinsky, Greg Moore, David Dotson

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Approval of Minutes – Minutes of March 22, 2023

Motion: George Smith made a motion to approve the minutes of the March 22, 2023 meeting.

Second: William Draper

Action: The motion approve the minutes passed with the following votes:

AYES: Kenneth Deal, William Draper and George Smith

NAYS: None

Item 4. Conflicts of Interest

There were none.

Item 5. PLZONA-2023-00133 Appeal- The Board of Adjustment is requested to consider an appeal from Wendy Love, on behalf of Love Construction Company, regarding a zoning determination letter for 1411 Love Road. Parcel # 09-307-024- ***WITHDRAWN (See Email from Applicant's Attorney)***

Item 6. PLZNA 2023-00164 Variance- The Board of Adjustment is requested to consider a Variance application from Rachel Zelinsky for the property located at 4018 West Highway 74. The applicant is requesting a variance from Section 157.5.5.C of the Unified Development Ordinance from the maximum front and side setback in order to develop the property. (Parcel # 09-336-030-B01)

Doug Britt, Megan Brightharp and Rachel Zelinsky approached the dais and were sworn in by the Chair.

Megan Brightharp, Planner I, returned to the podium and introduced herself and she said, Rachel Zelinsky is requesting a variance from the maximum building setbacks of the Community Corridor- Mixed Use 1 (CC-MX1) District in order to accommodate all required site provisions for future development at the property located at 4018 West Highway 74.

Proposed Findings:

1. The property located at 4018 West Highway 74 is owned by Tyson Land Investments, LLC and is zoned CC-MX1 (Community Corridor- Mixed Use 1). (Exhibit 1 and 2)
2. A variance application was submitted on March 17, 2023 by Rachel Zelinsky, on behalf of the Zaremba Group, requesting variances from the maximum building setback in order to accommodate all required site development standards for a proposed development. (Exhibit 3)
3. Table 5.5 titled *CC-MX1 District Development Standards* of the Unified Development Code (UDO) provides minimum and maximum building setbacks as follows:

Building Placement (min/max)	Front/Street	15'/30'
	Side	5'/25'
	Rear	10'/50'

(Exhibit 4)

4. In order to move forward with the site plan review process, the applicant requests a 102-foot variance from the maximum front setback at Highway 74, a 79-foot variance from the maximum front setback at Rocky River Road, a 57-foot variance from the maximum front setback at James Hamilton Road, and a 151-foot variance from the maximum side setback. (Exhibit 5)

5. All adjacent property owners have been notified of the proposed variance. (Exhibit 6 and 7)

Chair said I've got one question for you. He asked, the application that has been submitted, is it complete and accurate and acceptable to the City?

Megan Brightharp said yes.

Chair asked are there any questions for Ms. Brightharp?

George Smith asked is this the same property we looked at last?

Chair said no.

Megan Brightharp said it's opposite of James Hamilton.

Chair said it's practically across the street, this is more parallel to the BP station on 74.

George Smith said this is another odd shaped piece of property.

Chair said do me a favor and put exhibit 5 back up there on the screen so it will be easier to read. Do we have any questions?

William Draper asked what is the end game here?

Chair said you can ask the applicant when the applicant steps up.

Megan Brightharp said I have the answer. It will be a gas station.

Chair said it looks like a gas station with POV type pumps and tractor trailer pumps in the rear. Do we have any questions for Staff? Hearing none, will the applicant step forward and speak to your project?

Rachel Zelinsky approached the podium and introduced herself. She said, I am with McAdams, the Civil Engineer on this project. We are proposing a Race Track gas station. Race Track is a nice gas station that is usually blue, red with parking lots for standard vehicles, about 6,000 square ft. building with regular gas pumps and the tractor trailer gas pumps in the rear, as said. I think this will be a really nice entrance right off of 74 and then a really good exist right off the back with the right, right there at the intersection. We also have a dumpster on the back, that will be screened from view. We've got landscape buffers around all sides of the property and so our request is just extending those maximum setbacks so that we can center the building in the middle of the parcel and allow space for those gas pumps and parking.

Chair asked what is exactly would you have to cut out of your plan if you were held to the full extent of the Unified Development Ordinance?

Ms. Zelinsky said this exhibit (Exhibit 5) shows the size of building that we would be required to meet all four sides of the maximum setbacks, which is a very large building. Due to it being three side, our street frontage and the maximum setbacks along the streets are 30 ft. and that is having the building up against that maximum buffer of 30 ft. Then 25 ft. on the side, so essentially we are just asking to further those maximum setbacks. We are still meeting the minimum, it's just so that we can get everything that we need for the development in that property.

George Smith asked what you are saying is that you put the building in, that's all you've got?

Ms. Zelinsky said yes.

Chair said no parking, no pumps.

Ms. Zelinsky said no landscaping.

Chair asked do we have any questions from any Board members? Is there anyone else in the audience that would like to speak in approval of this project?

Mark Zawadski approached and was sworn in by the Chair.

Mr. Zawadski introduced himself and said I am with Zuremba Group and we are the development company that's working on developing this piece of property. So, we are the developer and we are working on behalf of Race Track. Race Track is a fuel center company and they are based out of Atlanta, Georgia. They've got locations throughout the southeast, throughout Georgia, Florida, South Carolina and they are expanding into North Carolina. This will be one of the first stores in North Carolina. Like Rachel said, it will be about a 6,000 sq. ft. fuel center market and then it will be a full service fuel center with passenger vehicle fueling stations, as well as diesel fueling stations. We are requesting this variance so that we can move forward with the development and we believe that the ordinance is creating a hardship for us with some of the setback requirements. Thank you.

Chair asked is there anyone else that would like to speak. There was no one. Do we have anyone that would like to speak against approval of this variance? There was no one. Do we have any comments or discussions from the Board members before we move to the questions at hand?

Chair asked for a motion to adopt, amend or deny the Findings of Fact.

Motion: William Draper made a motion to adopt the Findings of Fact 1-5.
Second: George Smith
Action: The motion to adopt the Findings of Fact 1-5 passed unanimously with the following votes:

AYES: Kenneth Deal, William Draper and George Smith
NAYS: None

1. It is the Board's CONCLUSION, that unnecessary hardship (**would**/~~would not~~) result from the strict application of the ordinance.

Motion: William Draper made a motion that it would be an unnecessary hardship.

Second: George Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, William Draper and George Smith

NAYS: None

2. It is the Board's CONCLUSION, that the hardship (**is**/~~is not~~) peculiar to the applicant's property.

Motion: William Draper made a motion that it is peculiar to the applicant's property.

Second: George Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, William Draper and George Smith

NAYS: None

3. It is the Board's CONCLUSION, that the hardship (~~is~~ **is not**) the result of the applicant's own actions.

Motion: George Smith made a motion that it is not the result of the applicant's own actions.

Second: William Draper

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, William Draper and George Smith

NAYS: None

4. (a) It is the Board's CONCLUSION, that the variance (**is**/~~is not~~) consistent with the spirit, purpose, and intent of the ordinance.

Motion: William Draper made a motion that it is consistent with the spirit, purpose, and intent of the ordinance.

Second: George Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, William Draper and George Smith

NAYS: None

- (b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (**will**/~~will not~~) be secured and substantial justice (**will**/~~will not~~) be achieved.

Motion: George Smith made a motion that in granting the variance, the public safety will be secured and substantial justice will be achieved

Second: William Draper

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, William Draper and George Smith

NAYS: None

George Smith said I just want to make a comment about how this is unique to that property. This is another weird shape piece of land, where I think the ordinance was drawn and most of these pieces were either square or rectangular and we've seen this more than once.

Chair said as the new Uniform Development Ordinance has come out, there has been other occasions that we have noticed that application of maximum setbacks on certain properties doesn't work very well, which is indicative of last month. The property almost directly across and behind the BP gas station. I understand that Staff is recognized and are working on a solution around that problem. Until such solution is approved, unfortunately this is your only recourse and it's to go before the Board of Adjustment. With that being said, not all properties are identical and not all rules fit every perfect project exactly the same way. Properties are different, circumstances are different.

THEREFORE, on the basis of all foregoing, IT IS ORDERED that the application Variance 2023-00164 be **approved**.

Kevin Hornik said I think it is probably worthwhile to just have a motion and a vote approving the variance, now that all the conclusions have been met.

Motion: William Draper made a motion to approve Variance 2023-00164.

Second: George Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, William Draper and George Smith

NAYS: None

Chair said once the lawyer has an opportunity to write up the variance, then I will sign it and you will be good to go.

Item 8. **Next Meeting: May 25, 2023**

Chair asked if we have pending cases?

Megan Brightharp said I haven't had anything come through yet.

Chair said it may or may not take place then. Do I have a motion to adjourn?

Item 8. **Adjournment**

Motion: **William Draper made a motion to adjourn the meeting.**
Second: **George Smith**
Action: **The motion to adjourn passed unanimously with the following votes:**

AYES: **Kenneth Deal, William Draper and George Smith**
NAYS: **None**

The meeting was adjourned at 6:22 p.m.

Respectfully submitted,

Kenneth Deal
Chair

Ashlyn Penegar
Clerk of the Board



STAFF REPORT

Case # PLZNA 2023-00184

TO: Board of Adjustment Members

DATE: June 22, 2023

FROM: Doug Britt, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: A variance request by Lewis Wetherall from the minimum front yard setback for the RR, Rural Residential, District for property located at 2600 Meadowood Court.

SUMMARY STATEMENT

Lewis Wetherall is requesting a variance from the minimum front yard setback for the RR, Rural Residential, District in order to bring a house currently under construction into compliance with the District Development Standards as outlined in the City of Monroe's Unified Development Ordinance.

SITE DATA

Type of Action: Variance

Date of Petition: May 25, 2023

Name of Petitioner: Lewis Wetherall

Location: 2600 Meadowood Court

Tax ID #: 09-295-044

Lot Size: 1.68 Acres

Current Zoning Classification: RR, Rural Residential

PROPOSED FINDINGS

Proposed Findings:

1. The property located at 2600 Meadowood Court is owned by Lewis Wetherall and is zoned RR, Rural Residential. (Exhibits 1, 2, and 3)
2. In July 2022, a building permit application was submitted for the construction of a single family detached home at 2600 Meadowood Court that listed the owner, Lewis Wetherall,

as the Contractor. An Owner Exemption Affidavit was simultaneously submitted in which the owner agreed to superintend and manage all aspects of the construction of the home. (Exhibits 4 and 5)

3. On May 8, 2023, the foundation survey review for the home was failed by planning staff after the foundation survey was submitted showing that the front setback measurements were taken from the center of the cul-du-sac and not the right-of-way, resulting in a front yard setback of 32.2'. (Exhibit 6)
4. A variance application was submitted on May 25, 2023 by Lewis Wetherall, requesting a variance amount of 17.8' from the minimum front yard setback of the RR, Rural Residential, District in order for the house under construction to meet the district's development standards. (Exhibit 7)
5. Table 4.2.4 RR District Development Standards Table of the Unified Development Ordinance (UDO) states in relative parts:

Setbacks: Front: 50'
(Exhibit 8)

6. All adjacent property owners have been notified of the proposed variance. (Exhibit 9 and 10)

Conclusions:

1. It is the Board's CONCLUSION, that unnecessary hardship (would/would not) result from the strict application of the ordinance.
2. It is the Board's CONCLUSION, that the hardship (is/is not) peculiar to the applicant's property.
3. It is the Board's CONCLUSION, that the hardship (is/is not) the result of the applicant's own actions.
4. (a) It is the Board's CONCLUSION, that the variance (is/is not) consistent with the spirit, purpose, and intent of the ordinance.

(b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (will/will not) be secured and substantial justice (will/will not) be achieved.

THEREFORE, on the basis of all foregoing, IT IS ORDERED that the application Variance 2023-00184 be (**approved/denied**).

Exhibits:

Exhibit 1: Ortho Map
Exhibit 2: Zoning Map
Exhibit 3: Deed to Property

Exhibit 4: Building Permit Application
Exhibit 5: Owner Exemption Affidavit
Exhibit 6: Foundation Survey
Exhibit 7: Application
Exhibit 8: UDO Table 4.2.4
Exhibit 9: APO List
Exhibit 10: APO Map

Prepared by: MB 6/14/2023

Ortho Map
2600 Meadowood Court

Legend

- Centerlines
- ▭ Parcels
- ▭ Subject Property

Owner:
Lewis Wetherall

Acres: 1.68



0 90 180
Feet

MEADOWOOD DR

CREEKWOOD DR

Zoning Map
2600 Meadowood Court

Legend

-  Centerlines
-  Parcels
- Zoning Districts**
 -  RR
 -  Subject Property

Owner:
Lewis Wetherall

Acres: 1.68



0 90 180
 Feet

MEADOWOOD DR

CREEKWOOD DR

FILED Jul 22, 2022
AT 04:13:00 PM
BOOK 08531
START PAGE 0790
END PAGE 0791
INSTRUMENT # 26190
EXCISE TAX \$0.00

Excise Tax \$0.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 09295044

TITLE SEARCH NOT PERFORMED OR REQUESTED

Mail after recording to Law Offices of Michelle Vereckey, PLLC

212 N Main Street, Monroe, NC 28112

This instrument was prepared by Law Offices of Michelle Vereckey, PLLC

Brief description for the Index

Lot 12 of Meadowood Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of July, 2022, by and between

GRANTOR

GRANTEE

Hugh E. Wetherall and wife,
Angela C. Wetherall

Lewis E. Wetherall, married

Property Address:
3202 Meadowood Court
Monroe, NC 28110

Property Address:
3202 Meadowood Court
Monroe, NC 28110

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____ Township, Union _____ County, North Carolina, and more particularly described as follows:

BEING ALL OF LOT 12 AS SHOWN ON A MAP OF MEADOWOOD SUBDIVISION, WHICH MAP IS RECORDED IN PLAT CABINET B, FILE NO. 140-A, IN THE UNION COUNTY PUBLIC REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Submitted electronically by "Law Offices of Michelle Vereckey, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Union County Register of Deeds.

A map showing the above described property is recorded in Plat Cabinet **B** File **140-A**

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

APPLICABLE ZONING; ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON RECORDED PLAT; ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS ASSOCIATION PROVISIONS; APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS; 2022 REAL PROPERTY TAXES; SUBJECT TO MATTERS THAT COULD BE REVEALED BY AN ACCURATE AND CURRENT PHYSICAL SURVEY AND BOUNDARY SURVEY OF THE PROPERTY.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST:

Secretary (Corporate Seal)

 (SEAL)
Hugh L. Wetherall

Angela C. Wetherall (SEAL)

USE BLACK INK ONLY

(SEAL)

(SEAL)

SEAL-STAMP

MEREDITH C YOUNGER
NOTARY PUBLIC
UNION COUNTY, NC
 My Commission Expires 4-10-2027

State of NC, Union County.

I, a Notary Public of the County and State aforesaid, certify that

Hugh E. Wetherall and Angela C. Wetherall

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22 day of July, 2022.

My commission expires: 4-10-27 Meredith C. Young Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR Union COUNTY

By _____ Deputy/Assistant – Register of Deeds



Building Standards Department
BUILDING PERMIT APPLICATION

For Permit Center Use Only

Submittal Date: _____

Permit #: _____

Parcel: _____ - _____ - _____

Project Address: 2600 MEADOWOOD CT MONROE 28110 LOT 12
Total Project Cost: \$ 98,000 Subdivision Name: MEADOWOOD Lot: 12 Phase: _____
Owner/Tenant: LEWIS WETHERALL (living with brother)
Address: 3202 MEADOWOOD DR. City: MONROE
State: NC Zip Code: 28110 Phone No. 980209590

Property Use: RESIDENTIAL SINGLE FAMILY HOME/GARAGE/DRIVEPORT

Description of Proposed Work: TO CONSTRUCT A SINGLE FAMILY HOME

Heated SQ FT: 2250 Unheated SQ FT: 128 BACK PORCH
258 FRONT PORCH/756 BASEMENT

UTILITIES: ☒ New ☐ Existing

Power Company: UNION POWER

Gas Company: PIEDMONT NATURAL GAS

Electric Appliances: _____

Gas Appliances: _____

All residential inspections for dwellings covered by the NC Building and Residential Code will include verification of the presence of carbon monoxide alarms as required by City of Monroe Ordinance 150.10 (C)(1).

Flood Plain: ☐ YES ☒ NO Historic District: ☐ YES ☒ NO Acreage: 1.68 No. of Stories: 1
with walk-out basement
Downtown: ☐ YES ☒ NO Site Improvement: ☐ YES ☐ NO
Water Supply: ☒ City ☐ County ☐ Private Well ☐ Community Sewer Type: ☒ City ☐ County ☐ Septic Permit

RESIDENTIAL

☒ Single Family ☐ Modular ☐ Duplex ☐ Apartment ☐ Accessory Building ☐ Addition ☐ Renovations ☐ Accessory

☐ Mobile Home: Year: _____ Make: _____ Size: _____
Serial #: _____

COMMERCIAL

Type of Construction: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B

Group: ☐ Assembly ☐ Business ☐ Educational ☐ Mercantile ☐ Factory/Industrial ☐ Institutional ☐ Storage

☐ Utility/Misc _____

LOT #12
PARCEL #09295044
2600 MEADOWOOD CT.

CONTRACTOR(S):

BUILDING: LEWIS WETHERALL (OWNER)
Address: 3202 MEADOWOOD DR
City/St: MONROE Zip: 28110
Phone: 980 290 9590 Email: jklwetherall@gmail.com

Contract Cost

\$ _____

NC License #: _____

ELECTRICAL: ☒ No ☒ Yes
LW

MECHANICAL: ☒ No ☒ Yes
LW

PLUMBING: ☒ No ☒ Yes
LW

Sub contractors must complete their own application/sub contractor forms.

- ALL INFORMATION MUST BE COMPLETED PRIOR TO APPLICATION BEING PROCESSED.
- WORK PERFORMED ON STRUCTURES USED FOR COMMERCIAL USE MAY REQUIRE PLANS OR MORE INFORMATION PRIOR TO ISSUING A PERMIT.
- THIS APPLICATION BECOMES A PERMIT ONLY UPON APPLICATION APPROVAL AND PAYMENT OF ALL FEES.

If permits are granted, I hereby certify that all information in this application is correct and that all work will comply with the North Carolina State Building Code and all other applicable city ordinances, local laws and regulations of the State of North Carolina regulating such work and the specifications or plans submitted. The Building Standards Department will be notified of any changes in the approved plans and specifications for the projects permitted herein. I hereby affirm that the foregoing statements are accurate and correct to the best of my knowledge.

PRINT APPLICANT'S NAME: LEWIS WETHERALL
APPLICANT'S SIGNATURE: [Signature] DATE: 7/27/22
ADDRESS: 3202 MEADOWOOD DR CITY: MONROE STATE: NC ZIP: 28110
PHONE: 980 290 9590 MOBILE: SAME FAX: N/A
EMAIL: jklwetherall@gmail.com

METHOD OF PAYMENT: Cash ☐ Check ☒ Credit ☐ Existing A/R Account ☐

Permit Center
P.O. Box 69 Monroe, NC 28111
300 W. Crowell Street, Monroe, NC 28110
Telephone: (704)282-4524 Fax: (704)282-4735 Email: PermitCenter@monroenc.org

STATE OF NORTH CAROLINA

OWNER EXEMPTION AFFIDAVIT
PURSUANT TO G.S. 87-14 (a) (1)

COUNTY OF UNION

MONROE Inspection Department

Parcel Identification Number and address where the building is to be constructed: PIN 09295044

Address 3202 MEADOWOOD DR MONROE LOT #12

Type of construction: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other

Intended use after completion (e.g. Personal residence): PERSONAL RESIDENCE

Building permit number associated with this application: _____

I, LEWIS WETHERALL (Print Full Name) (980) 290 9590 (Phone Number)

hereby claim exemption from licensure under G.S. 87-1(b)(2) by initialing the relevant provision in paragraph 1 and initialing paragraphs 2-5 below attesting to the following:

1. LW ✓ I certify I am the owner of the property set forth above on which a building is to be constructed or altered and for which application for a building permit is hereby made;
OR
_____ I am legally authorized to act on behalf of the firm or corporation that is constructing or altering this building on the property owned by the firm or corporation as set forth above:

(Name of Firm or Corporation)

2. LW ✓ I will personally superintend and manage all aspects of the construction or alteration of the building and that duty will not be delegated to any person not duly licensed under the terms of Article 1, Chapter 87 of the General Statutes of North Carolina.
3. LW ✓ I will be on site regularly during construction and I will be personally present for all inspections required by the North Carolina State Building Code, unless the plans for the construction or alteration of the building were drawn and sealed by an architect licensed pursuant to Chapter 83A of the General Statutes of North Carolina.
4. LW ✓ I understand that by executing this licensing exemption AFFIDAVIT pursuant to G.S. 87-1(b)(2), I am required by law to occupy the building for which the licensing exemption is granted for twelve months after completion, during which time it may not be offered for rent, lease or sale.
5. LW ✓ I understand a copy of this AFFIDAVIT will be transmitted to the North Carolina Licensing Board for General Contractors for verification I am validly entitled to claim an exemption under G.S. 87-1(b)(2) for the building construction or alteration specified herein. I further understand if the North Carolina Licensing Board for General Contractors determines I am not entitled to claim this exemption the building permit issued for the construction or alteration specified herein shall be revoked pursuant to G.S. 153A-362 or G.S. 160A-422.

[Signature] (Signature of Affiant) 27/7/22 (Date)

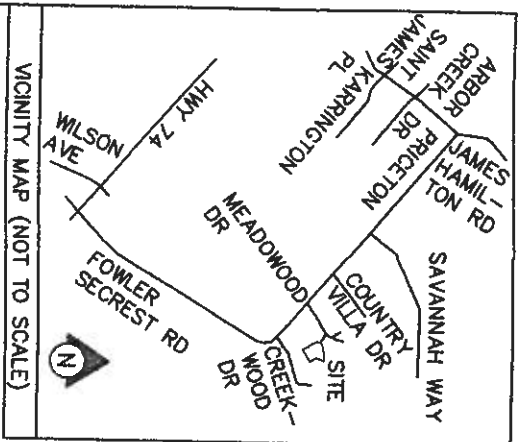
Sworn or affirmed and subscribed before me this the 27 day of July, 2022

[Signature]
(Signature of Notary Public)

Heidi J. Bumgarner
(Printed Name of Notary Public)

HEIDI J BUMGARNER
Notary Public, North Carolina
(Notary Stamp or Seal on County
My Commission Expires
January 23, 2027)

(NOTE: It is a class F felony to willfully commit perjury in any affidavit taken pursuant to NC G.S. 14-209)



EHUC - EXISTING HOUSE UNDER CONSTRUCTION
SS - SANITARY SEWER MANHOLE
EOP - EDGE OF PAVEMENT
R/W - RIGHT OF WAY
WRW - WITHIN R/W
FR - FRONT RIGHT
SF - SQUARE FEET
CP - COMPUTED POINT
PG - PAGE
PL - PROPERTY LINE

PSSE - PERMANENT SANITARY SEWER EASEMENT
CP - COMPUTED POINT
GLM - GAS LINE METER
PC - PLAT CABINET
IRS - IRON ROD SET
RS - REBAR SET
GL - GAS LINE
N - NET

FFL - FEMA FLOODWAY LINE
FSC - FEMA CROSS SECTION
AKA - ALSO KNOWN AS
GLP - GAS LINE PIPE
WM - WATER METER
RF - REBAR FOUND
DB - DEED BOOK
T - TOTAL
APX - APPROXIMATELY

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N58°15'15"E
L2	42.32	S01°42'42"W
L3	33.21	S85°44'21"W

SETBACKS:	
PC B FILE 140 A	CURRENT ZONING RR
FRONT - 40'	FRONT - 50'
	REAR - 25'
	SIDE - 20'

NORTH CAROLINA, UNION COUNTY

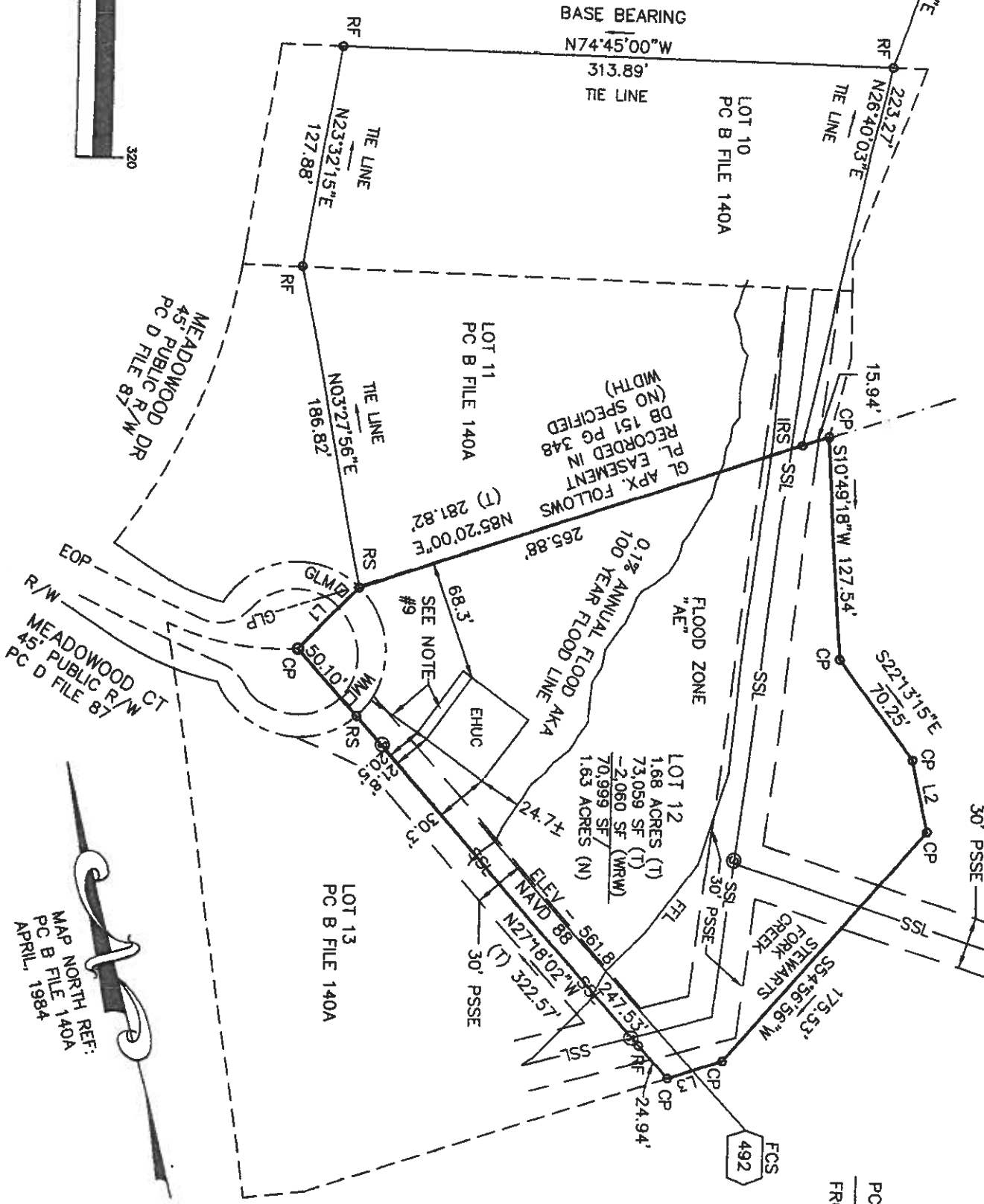
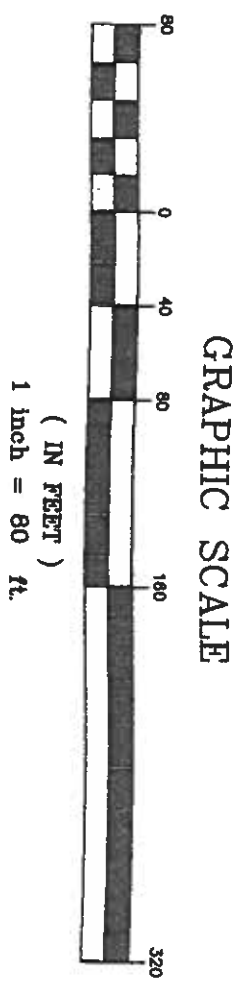
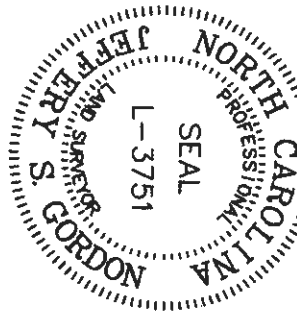
I, Jeffery S. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded in Deed Book 8531, Page 790.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1: 10,000 +; that this map meets the requirements of standards of practice for land surveying in North Carolina (21 NCAC 56-1600).

Witness my original signature, registration number and seal this 26th day of April, A.D., 2023.

Jeffery S. Gordon
Professional Land Surveyor

Seal or Stamp

Registration Number L-3751



- NOTES:
1. TAX I.D. #09-295-044
 2. AREA CALCULATED BY COORDINATES.
 3. NO NCOS MONUMENT FOUND WITHIN 2000'.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS.
 5. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
 6. PROPERTY MAYBE SUBJECT TO OTHER EASEMENTS AND/OR RIGHTS OF WAY, EITHER RECORDED OR IMPLIED.
 7. THIS PROPERTY IS SUBJECT TO A FEMA SPECIAL FLOOD HAZARD ZONE AS PER FIRM, MAP NO. 3710542700J, PANEL 5427, EFFECTIVE DATE: OCTOBER 16, 2008.
 8. ALL CURRENT EASEMENTS SHOWN ARE TAKEN FROM PC D FILE 87.
 9. FUTURE COVERED PORCH UNDER CONSTRUCTION. NO FOUNDATION AT TIME OF THIS SURVEY BUT THE HANGEROVER ROOF & POST TO HOLD ROOF ARE BUILT. THE FROM OUTSIDE OF FR POST PERPENDICULAR TO 45' R/W IS 32.2'. THE FROM FR OF CURRENT HOUSE CORNER PERPENDICULAR TO 45' R/W IS 38.6'.
 10. LOTS 10, 11, & 13 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 11. FEMA FLOOD LINE IS TAKEN FROM FIRM, MAP NO. 3710542700J AND IS NOT FIELD LOCATED.

Jeffery S. Gordon Surveying
1394-B WALKUP AVENUE
Monroe, N.C. 28110
PH. (704) 283-9726
frontiersurvey@carolina.rr.com

BOUNDARY/PHYSICAL SURVEY FOR:
LEWIS WETHERALL

Property of: Lewis Wetherall

Legal Ref: DB 8531, PG 790; PC B, File: 140A

Monroe Township, Union County, North Carolina

Date: 26 April 2023

Scale: 1" = 80'

Surveyed by: Jeffery S. Gordon, NCPLS, L-3751

Dwg. File: MEADOWOODRL12-MONROE.dwg

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

City of Monroe Variance Application Form

Applicant's Name: LEWIS WETHERALL

Applicant's Mailing Address: 3202 MEADOWOOD DR

MONROE, NC, 28110

Property Owner: LEWIS WETHERALL

Property Owner's Address: 3202 MEADOWOOD DR, MONROE, NC, 28110

Legal Relationship of Applicant to Property Owner: MYSELF

Contact Person Name and Phone Number: LEWIS WETHERALL 980 2909590

Existing Use of Property: BUILDING LOT

Property Location: 2600 MEADOWOOD CT, MONROE, NC 28110

Tax Map Number: 09-295-044 Lot Size: 1.68 Zoning District: 4.2.1. RR

Ordinance section number to which a variance is being sought: 157.4.2.1, RR -

Proposed variance description: Location of house on property.

Requiring a variance of 17.8 feet

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under NC State law, the Board must reach the conclusions listed below before it can issue a variance. When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of the conclusions below.

Please provide facts and arguments on how the request for a variance meets each of the conclusions listed below. Please be as specific as possible in your statements. Should you need more room to complete the information, please attach a separate sheet.

1. **There are unnecessary hardships in the way of carrying out the strict letter 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, and it is not sufficient that failure to grant the variance will simply make the property less valuable.]

Followed guidelines of RR District Dev. Standards Table (pg 97) & given the green light to start construction making sure we were above 100yr floodline. 5 months later surveyor report shows we are over front setback.

2. **The hardship results from conditions that are peculiar to the property, such as location, size, or topography.** [Hardships 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]

The property is on a hill above Stewart's Creek, with 100yr flood line with strict guidelines that property was 2' above, min. According to RR Table setback was 50' from street.

3. **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 the granting of a variance shall not be regarded as a self-created hardship]

Following the guidelines of RR Table, I was within the boundary & receiving the approval to build (as a self build)

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.**

The home is w/in keeping of the other properties on Meadowood & after submitting clear plans, getting approval to start & following guidelines in RR Table, I was shocked to see the report we were over the boundary.

5. **The variance will neither result in the extension of a nonconforming situation in violation of § 156.90, nor authorize the initiation of a nonconforming use of land.**

This is a residential home in a residential street w/ homes varying front setbacks.

Request for variances may need to be accompanied by a sketch plan or survey from a Registered Land Surveyor. Said plan shall show, in a scaled form, the location and size of:

1. The boundaries of the lot(s) in question,
2. The size, shape and location of all existing buildings, parking facilities and accessory buildings,
3. The size, shape and location of all proposed buildings, parking facilities and accessory uses,

4. The location of all setbacks and front lot widths as measured at the front setback,
5. The location and type of screening and buffering proposed; and
6. Other information deemed by the Zoning Officer necessary to consider the application complete.

Applicant (printed): LEWIS WETHERALL

Applicant's Signature: [Signature]

Date: 5/25/23

Property Owner: LEWIS WETHERALL

By: [Signature]

Title: _____

Owner's Signature: [Signature]

Date: 5/25/23

****If you are signing on behalf of a business (such as an LLC), you must include your title with the company****

FOR STAFF USE ONLY
(PLEASE DO NOT WRITE BELOW THIS LINE)

Scaled plan attached: Yes _____ No _____ Fee Attached: Yes _____ No _____

Adjoining property owner's information attached: Yes _____ No _____

Public hearing date: _____

Notice to applicant and adjoining property owners mailed on: _____ INT. _____

Action taken by the Board of Adjustment: _____

Notification of Action Mailed to applicant on: _____

Table 4.2.4. RR District Development Standards Table

RR District Development Standards Table		
Building Height		Maximum 3 Stories
Density		Maximum 1 Unit / Acre
Setbacks ¹	Front (Street)	50'
	Side	20' (interior lot) 40' (corner lot)
	Rear	25'
Lot	Width	100' Minimum
	Area	40,000 Square Feet Minimum
	Coverage	30% Maximum
Open Space		N/A
Additional Standards	¹ In any area that is located outside of a designated floodplain, but where a stream is located, no building or fill may be located within a distance of the stream bank equal to five times the width of the stream at the top of the bank, or 35 feet on each side, whichever is greater.	

4.2.2. RLD – RESIDENTIAL LOW DENSITY

- A. **Intent.** The Residential Low Density (RLD) district is intended to implement the rural land use character area as defined in the Forward Monroe plan. This district is designed

ACCTNO	PIN	OWNERNAME1	OWNERADDRE	OWNERZIP	OWNERSTATE	OWNERCITY	OWNERNAME2
09295036	09295036	HELMS HORACE NEAL JR	3109 MEADOWOOD DR	28110	NC	MONROE	HELMS JO ANN
09295039	09295039	OWNBEY GEORGE W SR	3203 MEADOWOOD DR	28110	NC	MONROE	
09295044	09295044	WETHERALL HUGH E	3202 MEADOWOOD COURT	281109264	NC	MONROE	WETHERALL ANGELA C
09298150	09298150	WALK DEBORAH	3117 CREEKWOOD DR	28110	NC	MONROE	WALK PHILIP H
09295036A	09295036A	RISDON BRIAN K	3113 MEADOWOOD DR	28110	NC	MONROE	RISDON SANDRA
09295042	09295042	WETHERALL HUGH	3206 MEADOWOOD DR	28110	NC	MONROE	WETHERALL ANGELA
09295046	09295046	BARNABY JOAN ELLEN	3112 MEADOWOOD DR	28110	NC	MONROE	
09298080B	09298080B	SCHRADER HOWARD E JR	3103 CREEKWOOD DR	281100000	NC	MONROE	SCHRADER KATHY M
09298151	09298151	POOVEY HARRY E	3111 CREEKWOOD DR	28110	NC	MONROE	POOVEY VIVIAN D
09295043	09295043	WETHERALL HUGH E	3202 MEADOWOOD COURT	281109264	NC	MONROE	WETHERALL ANGELA C
09298148	09298148	PETTERSON HEIDI	3125 CREEKWOOD DR	28110	NC	MONROE	PETTERSON KYLE M
09295045	09295045	BARNABY JOAN ELLEN	3112 MEADOWOOD DR	28110	NC	MONROE	
09298149	09298149	MALANCHUK NELLY	3121 CREEKWOOD DR	28110	NC	MONROE	
09298152	09298152	POPLIN DAVID LEE	3107 CREEKWOOD DR	28110	NC	MONROE	POPLIN TAMMI LYNN

APO Map
2600 Meadowood Court

Legend

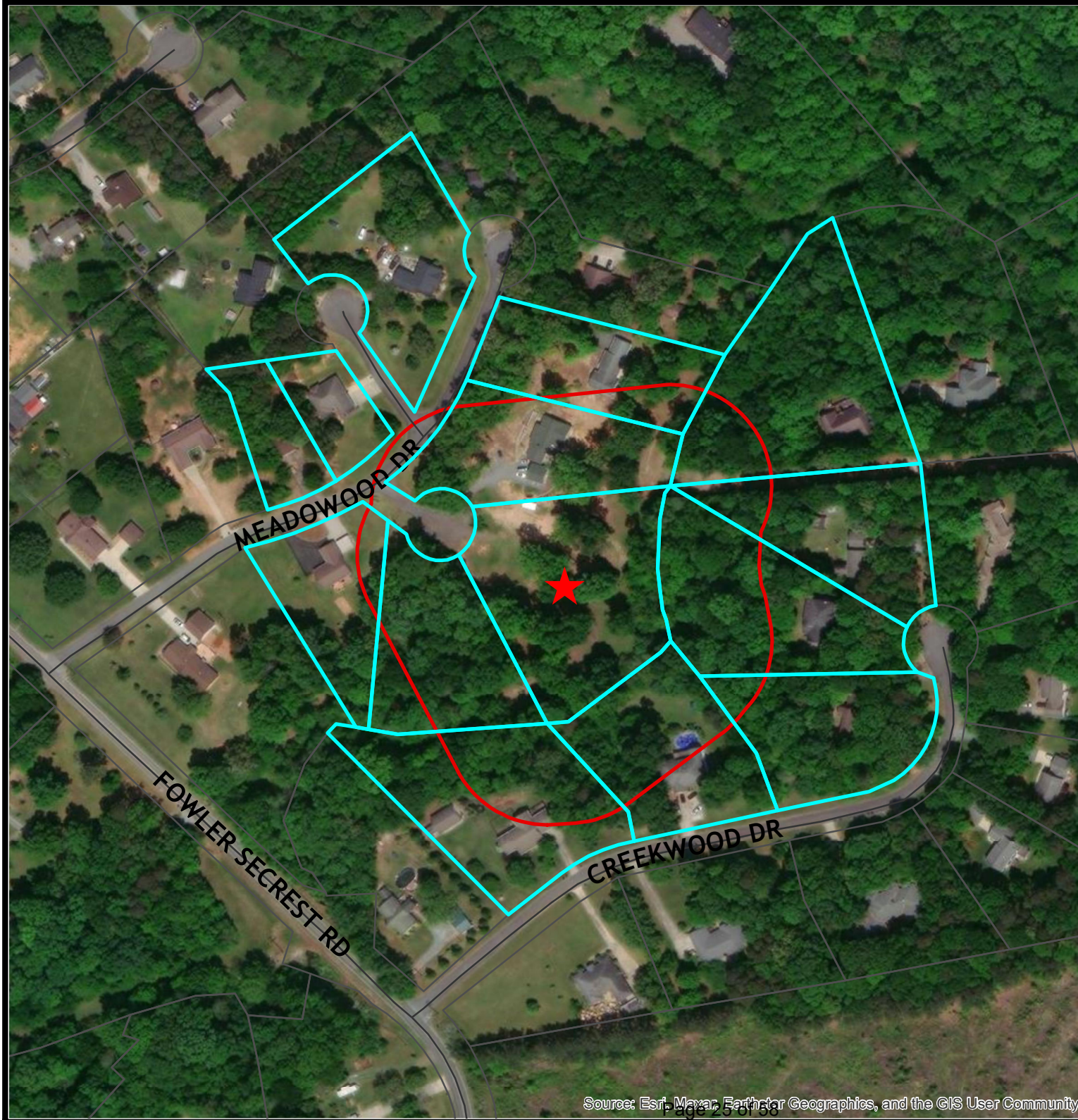
-  Centerlines
-  Parcels
-  150 Foot Buffer
-  Subject Property
-  Notified Properties

Owner:
Lewis Wetherall

Acres: 1.68



0 200 400
 Feet





STAFF REPORT

Case # PLZNA 2023-00132

TO: Board of Adjustment Members

DATE: June 22, 2023

FROM: Doug Britt, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: A variance request by Kelly McBryde for 1727 Goldmine Road to deviate from Section 157.7.5 of the Unified Development Ordinance that prohibits the square footage of an accessory structure to exceed the square footage of the principle structure.

SUMMARY STATEMENT

Kelly McBryde is requesting a variance from the maximum accessory structure square footage in a residential district in order to bring into compliance a barn that was installed at 1727 Goldmine Road without permits.

SITE DATA

Type of Action: Variance
Date of Petition: May 24, 2023
Name of Petitioner: Kelly McBryde
Location: 1727 Goldmine Road
Tax ID #: 09-268-061
Lot Size: 10 Acres
Current Zoning Classification: RMD, Residential Medium Density

PROPOSED FINDINGS

Proposed Findings:

1. The property located at 1727 Goldmine Road is owned by Kelly and Barbara Ann McBryde and is zoned RMD, Residential Medium Density. (Exhibits 1, 2, and 3)

2. In February 2023, City of Monroe planning staff began correspondence with Ms. McBryde, informing her that her barn was constructed without permits and exceeded the allowable accessory structure square footage. The two pre-existing accessory structures were built prior to 1991 and are legally nonconforming. Together they measure approximately 2,027 square feet. The primary structure measures 1,300 square feet. The barn in question measures 720 square feet, bringing the total accessory structure square footage to 2,747 square feet. (Exhibit 4)
3. Section 157.7.5 *Accessory Uses and Accessory Structures* of the Unified Development Ordinance (UDO) states in relative parts:
 - A. General Accessory Use Standards
 5. Multiple structures are permitted; however, in no instance shall an accessory use and or structure exceed (in total) the heated square footage of the principle structure.
(Exhibit 5)
4. A variance application was submitted on May 24, 2023 by Kelly McBryde, requesting a 720 square foot variance from the maximum accessory structure square footage in a residential district in order to bring her barn into compliance. (Exhibit 6)
5. All adjacent property owners have been notified of the proposed variance. (Exhibit 7 and 8)

Conclusions:

1. It is the Board's CONCLUSION, that unnecessary hardship (would/would not) result from the strict application of the ordinance.
2. It is the Board's CONCLUSION, that the hardship (is/is not) peculiar to the applicant's property.
3. It is the Board's CONCLUSION, that the hardship (is/is not) the result of the applicant's own actions.
4. (a) It is the Board's CONCLUSION, that the variance (is/is not) consistent with the spirit, purpose, and intent of the ordinance.

(b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (will/will not) be secured and substantial justice (will/will not) be achieved.

THEREFORE, on the basis of all foregoing, IT IS ORDERED that the application Variance 2023-00132 be (**approved/denied**).

Exhibits:

Exhibit 1: Ortho Map

Exhibit 2: Zoning Map

Exhibit 3: Deed to Property

Exhibit 4: Site Plan

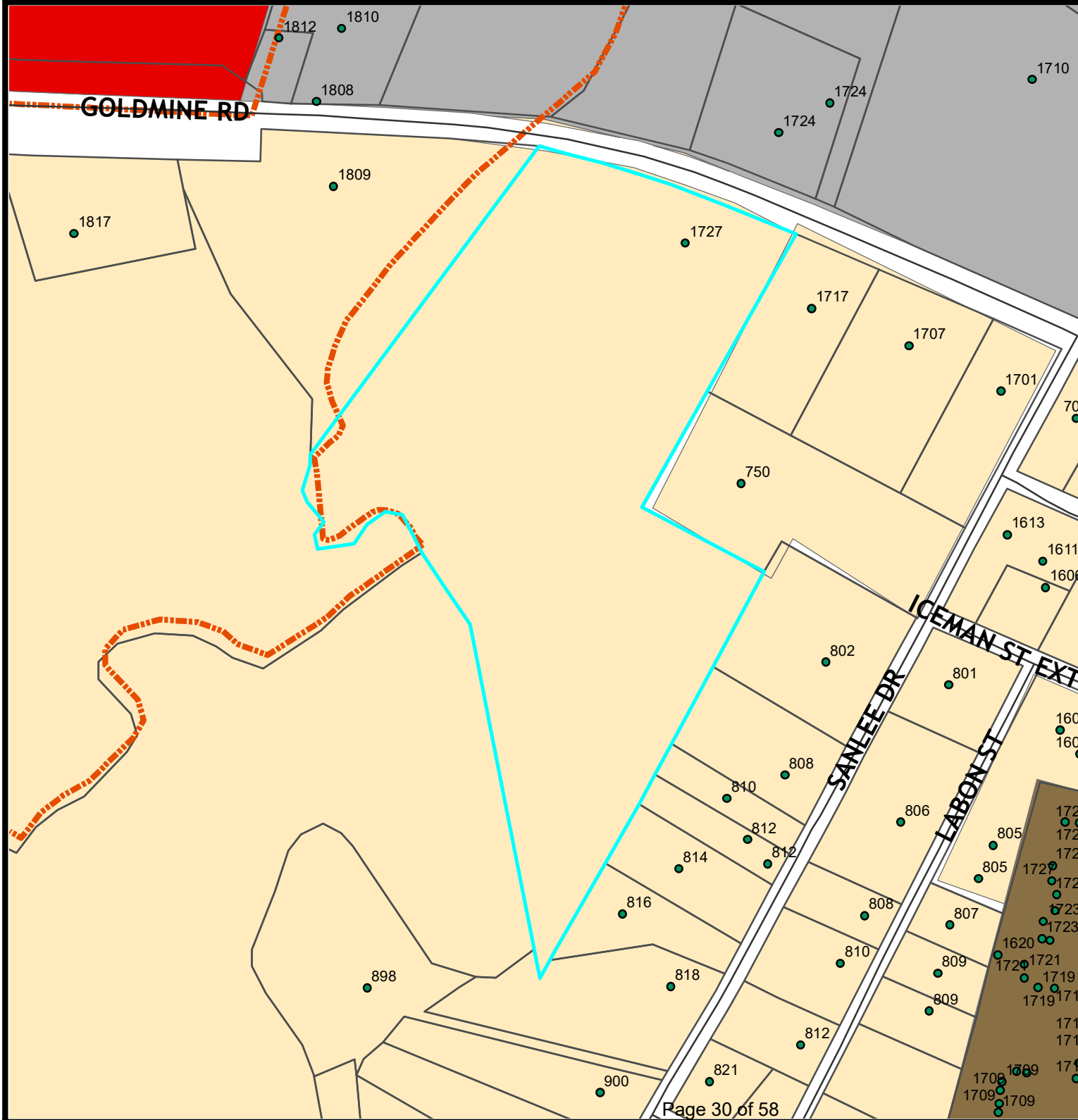
Exhibit 5: UDO Section 157.7.5

Exhibit 6: Application

Exhibit 7: APO List

Exhibit 8: APO Map

Prepared by: MB 6/14/2023



Zoning Map 1727 Goldmine Road

Legend

- Centerlines
- Parcels
- Zoning Districts**
 - GI
 - NB
 - RHD
 - RMD
- City Limits
- Subject Property

Owner:
Kelly McBryde
Barbara Ann McBryde

Acres: 10



0 200 400
Feet

6529
0770

FILED
UNION COUNTY, NC
CRYSTAL CRUMP
REGISTER OF DEEDS

FILED Sep 16, 2015
AT 02:38 pm
BOOK 06529
START PAGE 0770
END PAGE 0773
INSTRUMENT # 28680
EXCISE TAX \$332.00
AH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$332.00

Tax Lot No. _____ Parcel Identifier No. **09-268-061**
Verified by _____ County on the ____ day of _____, 20__

Mail after recording to GRANTEE

This instrument was prepared by Hunter Law Group, PLLC

2015080028 – Barrister's Title

Brief Description for the index

M&B 1727 Goldmine Road

THIS DEED made this 9th day of September, 2015 by and between

GRANTOR

MILDRED G. SMITH, unmarried, by entireties

GRANTEE

**KELLY MCBRYDE, unmarried, and
BARBARA ANN MCBRYDE, married,
as joint tenants with right of survivorship**

**1727 Goldmine Road
Monroe NC 28110**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in UNION, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

This property does not contain the principal residence of a Grantor.

6529
0771

The property hereinabove described was acquired by Grantor by instrument recorded in Book 132 at Page 260 in the Union County Public Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Valid and enforceable easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Mildred G. Smith by _____ (SEAL)
MILDRED G. SMITH BY JERRY M. SMITH
ATTORNEY-IN-FACT
Jerry M. Smith
Attorney in Fact

6529
0772

STATE OF Georgia COUNTY OF Fulton

I, the undersigned, a Notary Public for the said County and State do hereby certify that JERRY N. SMITH, attorney-in-fact for MILDRED G. SMITH personally appeared before me this day and being by me duly sworn says that he executed the foregoing and annexed instrument for and in behalf of the said MILDRED G. SMITH and that this authority to execute and acknowledge said instrument is recorded in the Union County Register of Deeds in Deed Book 4299 at Page 885 and that this instrument was executed under and by virtue of the authority given by said instrument granting power of attorney. I further certify that the said JERRY N. SMITH acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said MILDRED G. SMITH. Witness my hand and official seal, this 9th day of September, 2015.

Hope Reed
Notary Public

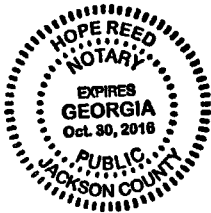
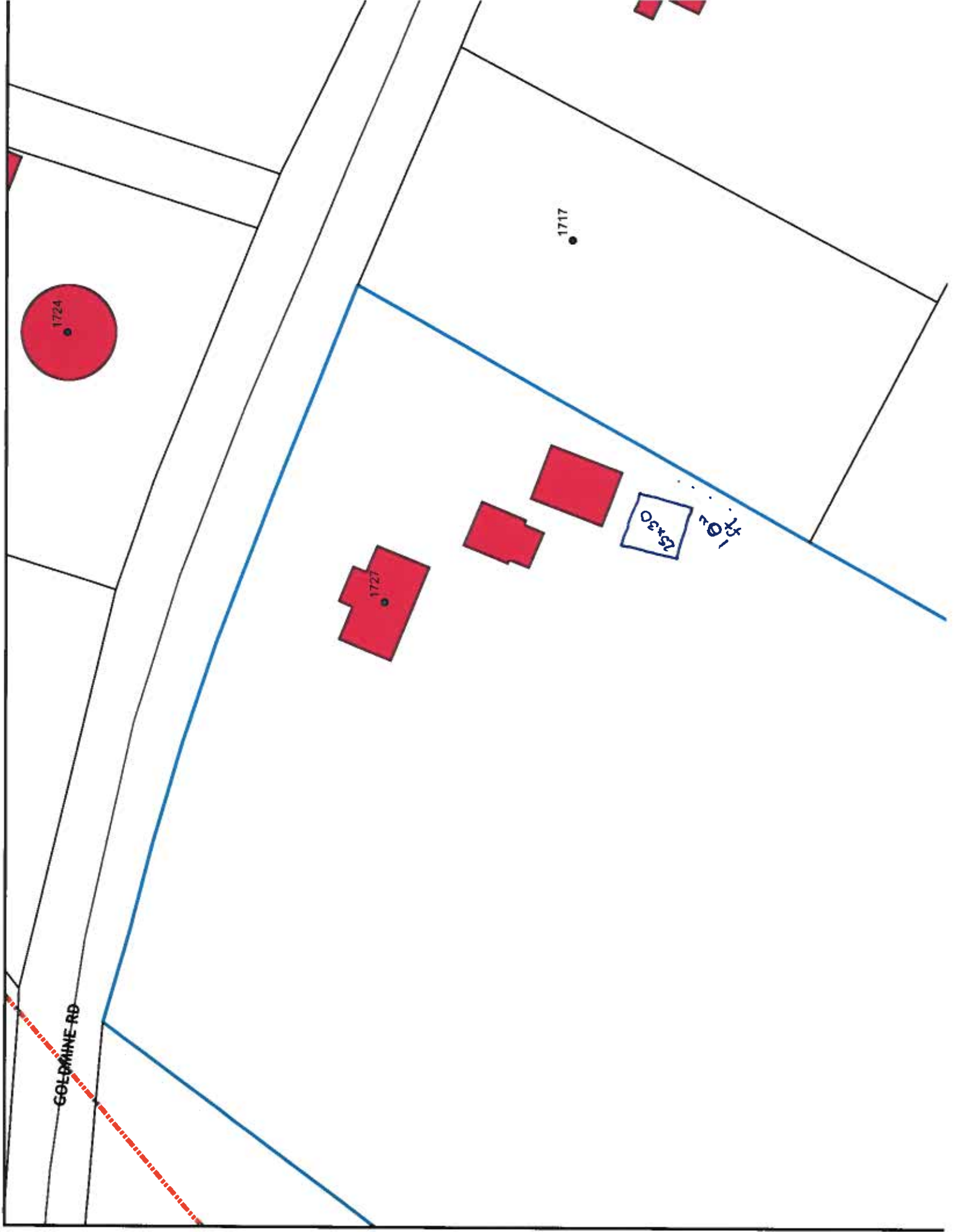


EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at a point in the center of the Gold Mine Road, at a culvert, a corner of the three acre tract heretofore conveyed to Robert Helms and runs thence with said Road 1st S. 75 deg. E. 255 ft.; 2nd, S. 65 deg. 45 min. E. 142 feet to a point in the center of said road, a new corner, indicated by an iron stake in range of next line South side of the road; thence three new lines, 1st, S. 29 deg. 15 min. W. 491 feet to an iron stake at a fence post; 2nd, S. 62 deg. 30 min. E. 209 feet to an iron stake; 3rd, S. 29 deg. 30 min. W. 693 feet to an iron stake South side of Bearskin Creek by a S. Gum and poplar; thence up said creek, 1st, N. 11 deg. W. 534 ft.; 2nd, N. 38 deg. 15 min. W. 131 feet to the mouth of a small branch; thence up the branch, 1st, N. 35 deg. 30 min. W. 50 feet; 2nd, S. 67 deg. 45 min. W 128 feet; 3rd, N. 2 deg. 15 min. W. 157 feet to a stake, a corner of the above mentioned three acre tract; thence with a new line of said three acre tract N. 37 deg. 45 min. E. 600 feet to the BEGINNING and containing ten (10) acres, more or less, as surveyed by Ralph W. Elliott, Surveyor, October 28, 1953.

BEING the same property conveyed to Joe Lee Smith and wife, Mildred G. Smith by deed of Darrell Helms and wife, Blondeen Helms by Deed recorded October 10, 1955, in Deed Book 132 at Page 260 in the Union County Public Registry and identified in Union county as parcel number 09-268-061.



7.5. ACCESSORY USES AND ACCESSORY STRUCTURES

A. General Accessory Use Standards. Accessory uses and accessory structures shall comply with the following standards. Accessory uses and structures:

1. Shall only be allowed when a principal use/ primary building exists.
2. Shall:
 - a. Be accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Be located on the same lot as the permitted uses or structures;
 - c. Not involve operations or structures inconsistent with the character of the primary use or principal structure served; and
3. Shall be consistent with all standards in the district for the principal use except as otherwise noted.
4. Are not permitted to be located or placed in any recorded easement and or required perimeter buffer as defined in Section 8.3 Landscaping, Buffering, Fences and Walls.
5. Shall comply with maximum building coverage requirements. Multiple structures are permitted; however, in no instance shall an accessory use and or structure exceed (in total) the heated square footage of the principle structure.
6. Are limited to a maximum thirty-five (35) feet in height or the height of the primary structure, whichever is lesser.
7. An accessory building sharing one (1) or more common walls with the principal building shall be considered part of the principal building for purposes of this ordinance and must meet all yard requirements applied to the principal building.
8. Accessory uses and structures (except fences, walls, or facilities associated with outdoor dining) shall not be located between the front of the principal structure and the front lot line.
9. Setbacks:

City of Monroe

Variance Application Form

Applicant's Name: Kenny McBryde

Applicant's Address: 1727 Goldmine Road

Monroe, NC 28110

Property Owner's Name: Kenny McBryde

Property Owner's Address: 1727 Goldmine Road

Monroe, NC 28110

Legal Relationship of Applicant to Property Owner: Owner

Contact Person Name and Phone Number: Dancerinyourear@yaho.com

Existing Use of Property: Residential

Property Location: 1727 Goldmine Road

Tax Map Number: - - - Lot Size: 10 acres Zoning District:

Ordinance section number to which a variance is being sought: Section 7.5

Proposed variance description: Build a horse barn with fencing for two horses. Exceeding allowable accessory square footage.

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under NC State law, the Board must reach the conclusions listed below before it can issue a variance. When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of the conclusions below.

Please provide facts and arguments on how the request for a variance meets each of the conclusions listed below. Please be as specific as possible in your statements. Should you need more room to complete the information, please attach a separate sheet.

1. **There are unnecessary hardships in the way of carrying out the strict letter 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, and it is not sufficient that failure to grant the variance will simply make the property less valuable.]

From my understanding from William a few weeks ago
I need a variance for the new building to be covered.
Without the variance I cannot bring my horses.

For Staff Use Only	
Application #:	<u>PLZNA-2023-00132</u>
Date Submitted:	<u>3-2-23</u>
Approved:	<u></u>
Denied:	<u></u>

2. **The hardship results from conditions that are peculiar to the property, such as location, size, or topography.** [Hardships 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]

Size is a ^{25x30}~~24x30~~ horse barn, two store with a tack room
for personal use

3. **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 the granting of a variance shall not be regarded as a self-created hardship]

Purchased house with 10 acres and the extra 0.90 acres
next to me to have plenty of room with no neighbor conflict.

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.**

Public safety will not be a problem as the structure will have a
fence around it. No parking lot required.

Request for variances may need to be accompanied by a sketch plan or survey from a Registered Land Surveyor. Said plan shall show, in a scaled form, the location and size of:

1. The boundaries of the lot(s) in question,
2. The size, shape and location of all existing buildings, parking facilities and accessory buildings, ^{24x30}
3. The size, shape and location of all proposed buildings, parking facilities and accessory uses,
4. The location of all setbacks and front lot widths as measured at the front setback,
5. The location and type of screening and buffering proposed; and
6. Other information deemed by the Zoning Officer necessary to consider the application complete.

Kelly McBryde
Printed name of Applicant


Signature of Applicant

February 24th 2023
Date

Printed name of Owner

[Signature]
Signature of Owner

February 24th 2023
Date

****If you are signing on behalf of a company, please include your title within the company****

FOR STAFF USE ONLY
(PLEASE DO NOT WRITE BELOW THIS LINE)

Scaled plan attached: Yes _____ No _____ Fee Attached: Yes _____ No _____

Adjoining property owner's information attached: Yes _____ No _____

Public hearing date: _____

Notice to applicant and adjoining property owners mailed on: _____ INT. _____

Action taken by the Board of Adjustment: _____

Notification of Action Mailed to applicant on: _____

ACCTNO	PIN	OWNERNAME1	CURR_ADDR2	OWNERADDRE	OWNERZIP	OWNERSTAT	OWNERCITY	OWNERNAME2
09268028	09268028	GOLDMINE ROAD PROPERTIES LLC		1900 SKYWAY DR	28110	NC	MONROE	
09271038	09271038	CURETON ESTHER S		818 SANLEE DR	28110	NC	MONROE	
09271039 01	09271039 01	PEREZ EMILIANO		1813 CLAUDE AUSTIN RD	28112	NC	MONROE	RENTERIA ALEJANDRA
09268059	09268059	REYES CARLOS ALEJANDRO REYES		1707 GOLDMINE RD	28110	NC	MONROE	
09268059E	09268059E	ROJAS JOSE SEBASTIAN GONZALES		1312 TUCKER RD	28110	NC	MONROE	
09268060	09268060	PRATT GURNEY C		802 SANLEE DR	281108975	NC	MONROE	PRATT CAROLYN D
09310003	09310003	MURRAY FAMILY LIMITED PARTNERSHIP	1301 MEDLIN RD	JERRY MURRAY	28112	NC	MONROE	
09268026	09268026	MAMEDOV DZHALOLADDIN		2003 APOGEE DR	28079	NC	INDIAN TRAIL	
09271038A	09271038A	FLORES MANUEL HERNANDEZ		814 SANLEE DR	28110	NC	MONROE	
09268027A	09268027A	CITY OF MONROE		PO BOX 69	281110069	NC	MONROE	
09271038B	09271038B	CURETON DANITA		816 SANLEE DR	28110	NC	MONROE	
09271040	09271040	PEREZ EMILIANO		1813 CLAUDE AUSTIN RD	28112	NC	MONROE	RENTERIA ALEJANDRA
09271041	09271041	SIMPSON JAMES HENRY		4920 SECREST SHORT RD	28110	NC	MONROE	WILLIAMS SHIRLEY ANN
09268027	09268027	WARLICK RANDY A ET AL		5822 UNIONVILLE BRIEF RD	28110	NC	MONROE	WARLICK TARA A
09271037D	09271037D	MARSH LOIS P		898 SANLEE DR	28110	NC	MONROE	
09316015A	09316015A	CITY OF MONROE		PO BOX 69	281110069	NC	MONROE	
09268059C	09268059C	MCBRYDE KELLY		1727 GOLDMINE RD	28110	NC	MONROE	
09268061	09268061	MCBRYDE KELLY		1727 GOLDMINE RD	28110	NC	MONROE	MCBRYDE BARBARA ANN
09268062	09268062	MELTON SHELBY ETAL		8209 VICTORIA LAKE DR	28173	NC	WAXHAW	MELTON TIM W
09271037A	09271037A	CONSTANTINO ALEJANDRA RENTERIA		1813 CLAUDE AUSTIN RD	28112	NC	MONROE	PEREZ EMILIANO PEREZ

APO Map
1727 Goldmine Road

Legend

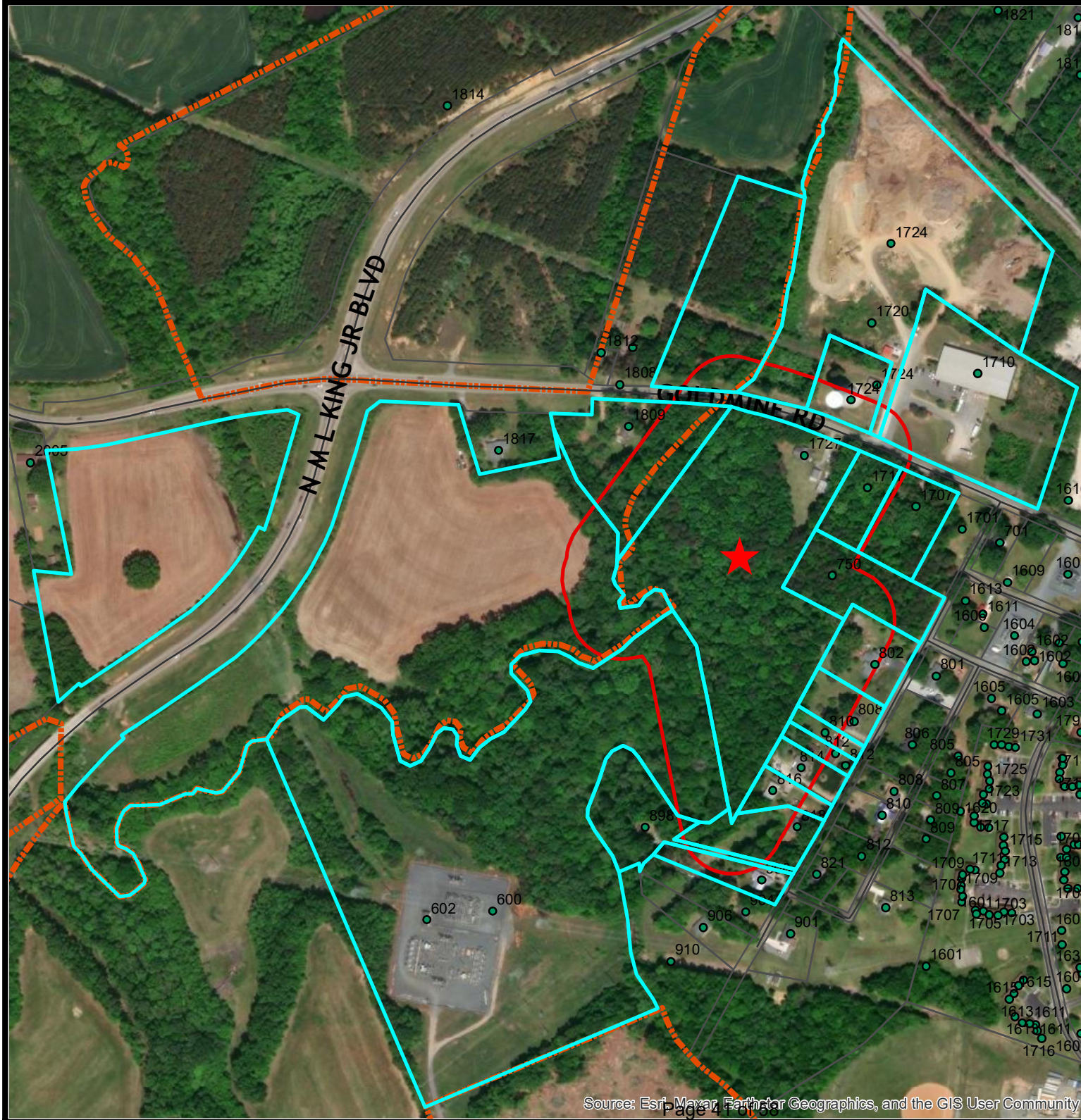
- Centerlines
- Parcels
- 150 Foot Buffer
- City Limits
- Subject Property
- Notified Properties

Owner:
Kelly McBryde
Barbara Ann McBryde

Acres: 10



0 405 810 Feet





STAFF REPORT

Case # PLZNA 2023-00181

TO: Board of Adjustment Members

DATE: June 22, 2023

FROM: Doug Britt, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: A variance request by Glen Garlick from the minimum accessory structure setback for property located at 1808 Carrollton Drive.

SUMMARY STATEMENT

Glen Garlick is requesting a variance from the minimum accessory structure setbacks in a residential district in order to bring into compliance a shed that was installed at 1808 Carrollton Drive.

SITE DATA

Type of Action:	Variance
Date of Petition:	May 24, 2023
Name of Petitioner:	Glen Garlick
Location:	1808 Carrollton Drive
Tax ID #:	08-267-024
Lot Size:	0.241 Acres
Current Zoning Classification:	CD Poplin Grove

PROPOSED FINDINGS

Proposed Findings:

1. The property located at 1808 Carrollton Drive is owned by Glen and Sonya Garlick and is zoned CD Poplin Grove. (Exhibits 1, 2, and 3)
2. A variance application was submitted on May 24, 2023 by Glen Garlick, requesting a seven-foot variance from the minimum rear yard setback for an accessory structure in

order to bring his shed into compliance that was built in 2021 without proper permitting. (Exhibit 4)

3. Section 157.7.5 Accessory Uses and Accessory Structures of the Unified Development Ordinance (UDO) states in relative parts:

A. General Accessory Use Standards

9. Setbacks

- a. Within a residential district, shall not be located closer than ten (10) feet to a property line

(Exhibit 5)

4. All adjacent property owners have been notified of the proposed variance. (Exhibit 6 and 7)

Conclusions:

1. It is the Board's CONCLUSION, that unnecessary hardship (would/would not) result from the strict application of the ordinance.
2. It is the Board's CONCLUSION, that the hardship (is/is not) peculiar to the applicant's property.
3. It is the Board's CONCLUSION, that the hardship (is/is not) the result of the applicant's own actions.
4. (a) It is the Board's CONCLUSION, that the variance (is/is not) consistent with the spirit, purpose, and intent of the ordinance.

(b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (will/will not) be secured and substantial justice (will/will not) be achieved.

THEREFORE, on the basis of all foregoing, IT IS ORDERED that the application Variance 2023-00181 be (**approved/denied**).

Exhibits:

Exhibit 1: Ortho Map
Exhibit 2: Zoning Map
Exhibit 3: Deed to Property
Exhibit 4: Application
Exhibit 5: UDO Section 157.7.5
Exhibit 6: APO List
Exhibit 7: APO Map

Prepared by: MB 6/14/2023

Ortho Map
1808 Carrollton Drive

Legend

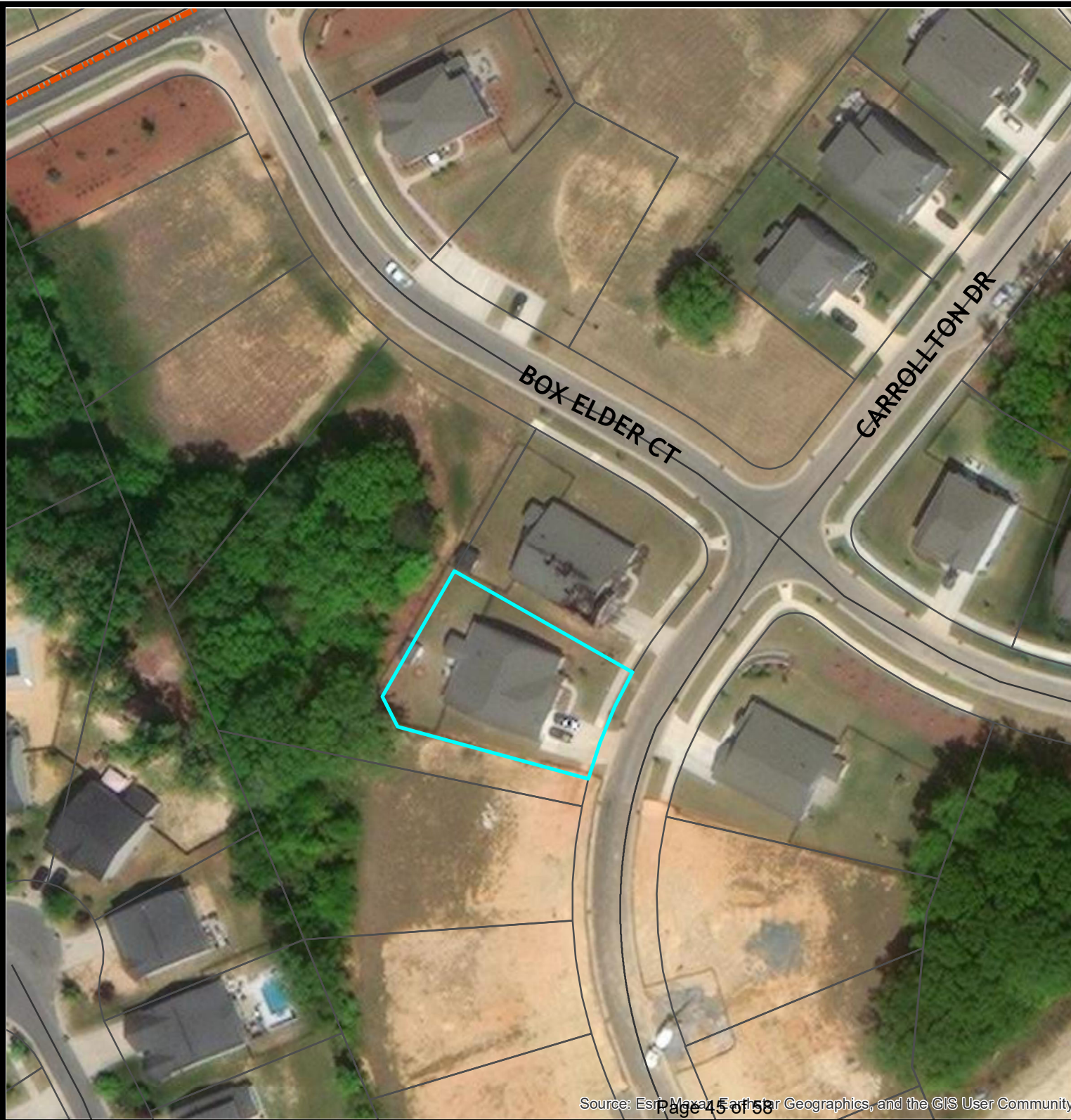
-  Centerlines
-  Parcels
-  Subject Property

Owner:
Glen Garlick
Sonya Garlick

Acres: 0.241



0 80 160
 Feet



Zoning Map
1808 Carrollton Drive

Legend

— Centerlines

▭ Parcels

Zoning Districts

▭ CD

▭ RMD

▭ Subject Property

Owner:
Glen Garlick
Sonya Garlick

Acres: 0.241



0 80 160
Feet

FILED
UNION COUNTY, NC
CRYSTAL D. GILLIARD
REGISTER OF DEEDS

FILED Sep 15, 2020
AT 01:50 pm
BOOK 07809
START PAGE 0359
END PAGE 0360
INSTRUMENT # 36487
EXCISE TAX \$783.00
SH

Excise Tax \$783.00		Recording Time, Book and Page	
Tax Lot No.	08-267-024	Parcel	
Verified by	Union	County on the	day of , 20
by			
Mail after recording to		Grantee Below	
This instrument was prepared by		McMillan, Psaroudis & Markey P.A./TW	Title Ins.: TransOhio Title Agency
Brief description for the Index		Lot 4, Poplin Grove Phase 1, Map 1 Plat Cabinet O, File 903	

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made 09/15/20, by and between

GRANTOR	GRANTEE
M/I Homes of Charlotte, LLC a Delaware limited liability company	Glen A. Garlick and spouse, Sonya Garlick
5350 77 Center Drive, Ste. 100 Charlotte, NC 28217	Property Address: 1808 Carrollton Drive Indian Trail, NC 28079

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Indian Trail, Union County, North Carolina and more particularly described as follows:

BEING all of Lot 4 on the map entitled "Recombination and Subdivision Plat" recorded in Plat Cabinet O, File 903 (sheet 1 of 3), a revision of Plat Cabinet O, File 866 in the Office of the Register of Deeds of Union County, North Carolina.

All or a portion of the property herein conveyed ___ includes or _x_ does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instrument recorded in DEED BOOK 7532
PAGE 210.

A map showing the above described property is recorded in Map Book 0 Page 903.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto
belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right
to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that
Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the
exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem
taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this
instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto
affixed by authority of its Board of Directors, the day and year first above written.

M/I Homes of Charlotte, LLC
a Delaware limited liability company

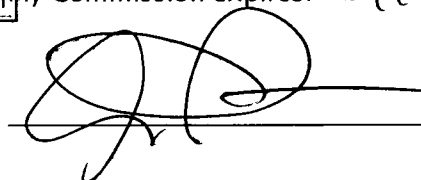
By: 
George Schulmeyer, Area President

SEAL-STAMP

NORTH CAROLINA, Mecklenburg County.
I, Alexis Seabrook, a Notary Public of the County and State
aforesaid, certify that George Schulmeyer either being personally known to me or
proven by satisfactory evidence, who is Area President of M/I Homes of Charlotte, LLC,
a Delaware limited liability company, personally appeared before me this day and
acknowledged that he as Area President of M/I Homes of Charlotte, LLC, being
authorized to do so, voluntarily executed the foregoing on behalf of the company for
the purposes state therein.

WITNESS my hand and official seal this 15 day of September, 2020.

My Commission expires: 6/19/2021

 Notary Public

Alexis Seabrook
Notary Public
Mecklenburg County, NC
My Commission Expires June 19, 2021

The foregoing Certificate(s) of _____, Notary Public for Mecklenburg County, North Carolina is
certified to be correct. This instrument and this certificate are duly registered at the date and time and in the
Book and Page shown on the first page hereof

_____ REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds

City of Monroe Variance Application Form

Applicant's Name: Glen Garlick

Applicant's Address: 1808 Carrollton Dr.

Indian Trail NC 28079

Property Owner's Name: Glen Sonya Garlick

Property Owner's Address: 1808 Carrollton Dr.

Indian Trail NC 28079

Legal Relationship of Applicant to Property Owner: Self

Contact Person Name and Phone Number: Glen Garlick 980-253-9556

Existing Use of Property: residential

Property Location: Poplin Grove

Tax Map Number: 08-267-024 Lot Size: 0.24 Zoning District: CA Poplin Grove

Ordinance section number to which a variance is being sought. 157.7.5

Proposed variance description: Accessory uses and Accessory Structures

For Staff Use Only

Application #: _____

Date Submitted: _____

Approved: _____

Denied: _____

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under NC State law, the Board must reach the conclusions listed below before it can issue a variance. When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of the conclusions below.

Please provide facts and arguments on how the request for a variance meets each of the conclusions listed below. Please be as specific as possible in your statements. Should you need more room to complete the information, please attach a separate sheet.

1. **There are unnecessary hardships in the way of carrying out the strict letter 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, and it is not sufficient that failure to grant the variance will simply make the property less valuable.]

please see attach sheet

2. **The hardship results from conditions that are peculiar to the property, such as location, size, or topography.** [Hardships 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]

please see attached sheet

3. **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 the granting of a variance shall not be regarded as a self-created hardship]

please see attached sheet

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.**

please see attached sheet

Request for variances may need to be accompanied by a sketch plan or survey from a Registered Land Surveyor. Said plan shall show, in a scaled form, the location and size of:

1. The boundaries of the lot(s) in question,
2. The size, shape and location of all existing buildings, parking facilities and accessory buildings,
3. The size, shape and location of all proposed buildings, parking facilities and accessory uses,
4. The location of all setbacks and front lot widths as measured at the front setback,
5. The location and type of screening and buffering proposed; and
6. Other information deemed by the Zoning Officer necessary to consider the application complete.

Glen Garlick
Printed name of Applicant


Signature of Applicant

24 May 2023
Date

Glen Garlick

Printed name of Owner

Glen Garlick

Signature of Owner

24 May 2023

Date

****If you are signing on behalf of a company, please include your title within the company****

FOR STAFF USE ONLY

(PLEASE DO NOT WRITE BELOW THIS LINE)

Scaled plan attached: Yes _____ No _____ Fee Attached: Yes _____ No _____

Adjoining property owner's information attached: Yes _____ No _____

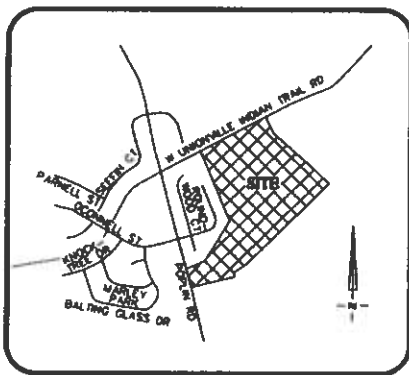
Public hearing date: _____

Notice to applicant and adjoining property owners mailed on: _____ INT. _____

Action taken by the Board of Adjustment: _____

Notification of Action Mailed to applicant on: _____

1. The hardship for me to carry out the strict letter of the ordinance would cost me over \$1,000. I would have to take the time to empty everything out of the shed and store in a safe spot. I would have to remove several sections of my fence and have someone come and move the shed the distance needed. I would then need to reinstall the fence. Then there would be the time and cost of redoing the yard where the shed was because the grass is all dead now. Also hoping the whole time that nothing breaks with the fence or the shed during the moving process.
2. A lot of new residential construction have tiny lots compared to just 10 years ago. My lot is 0.24 acres. It is 26 feet from the concrete patio to the back property line. The back yard has a slope front to back and with a slope of left to right. With 10 feet setback for the shed, it literal puts my 12x8 shed in the middle of the yard. That gives me less than 10 feet to get my mower, ATV and anything else I have in the shed out to use. Having the slope front to back will make the back of the shed be over 15 inches above the ground.
3. When I bought the house in September 2020, we were told we were in Indian Trail. I followed all requirements per my HOA for the shed. The shed is behind the house, painted same color, has same shingles, and has hardee board on the sides to match the house. It is 3 feet from the back property line, 23 feet from the left side of the property line and over 52 feet from the right property line. There was no mention in the HOA handbook about any need to ask or check with the City of Monroe about zoning permits. I would not have spent over \$3,000 on a shed for it to be in the wrong spot.
4. My request is that only it be okay that my shed is 3 feet from my back property line. The space behind my house is a wooded common open space. I finished my shed in June 2021, it has been its spot for 2 years now. I was sent a letter in March of this year that only mentioned I was in violation of City of Monroe for a fence permit. I am the one that asked about my shed needing a permit because I knew it was the right thing to do.



VICINITY MAP

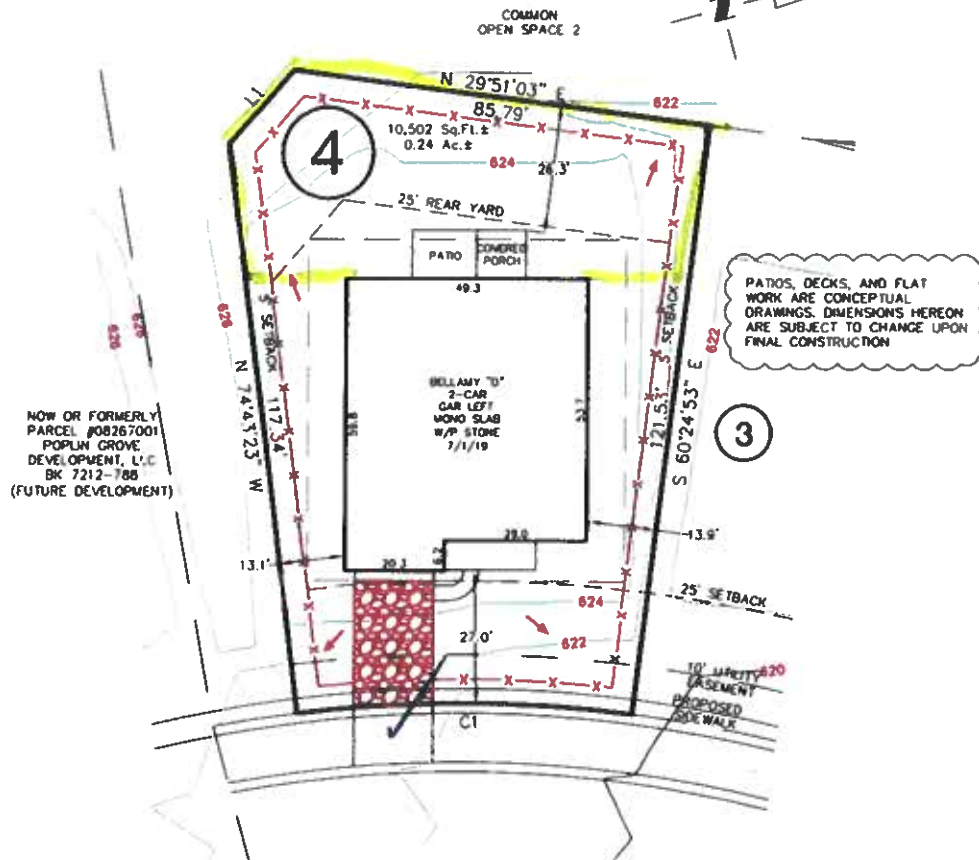
NOTE:

1. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
2. HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
3. SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.
4. THIS IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.

CURVE TABLE				
CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	S22°25'32"W	68.50	68.68	275.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.14	N26°43'29"W

CAB. 0 FILE. 903-905



NOW OR FORMERLY
PARCEL #08267001
POPLIN GROVE
DEVELOPMENT, L.L.C.
BK 7212-788
(FUTURE DEVELOPMENT)

CARROLLTON DRIVE

50' PUBLIC R/W &
UTILITY EASEMENT

REVISIONS

REV. #	DATE	COMMENT

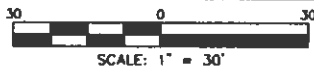
ENVELOPE:

A

THIS DRAWING DOES NOT
REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED
RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND
RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED



EASTOVER
LAND SURVEYING COMPANY, P.A.
LAND SURVEYORS - PLANNERS
10430 PARK ROAD, SUITE #300
CHARLOTTE, NORTH CAROLINA 28210
PHONE (704) 927-8080
FAX (980) 309-0842

HOUSE LOCATION PLOT PLAN

FOR

LOT 4, POPLIN GROVE PHASE 1 MAP 1
City of Monroe, Union County, North Carolina

PROPERTY OF: M/I HOMES

CAB 0 FILE 903-905 DEED REFERENCE

DRAWN BY: CAF

DATE: NOVEMBER 25, 2019

I am Lot 4

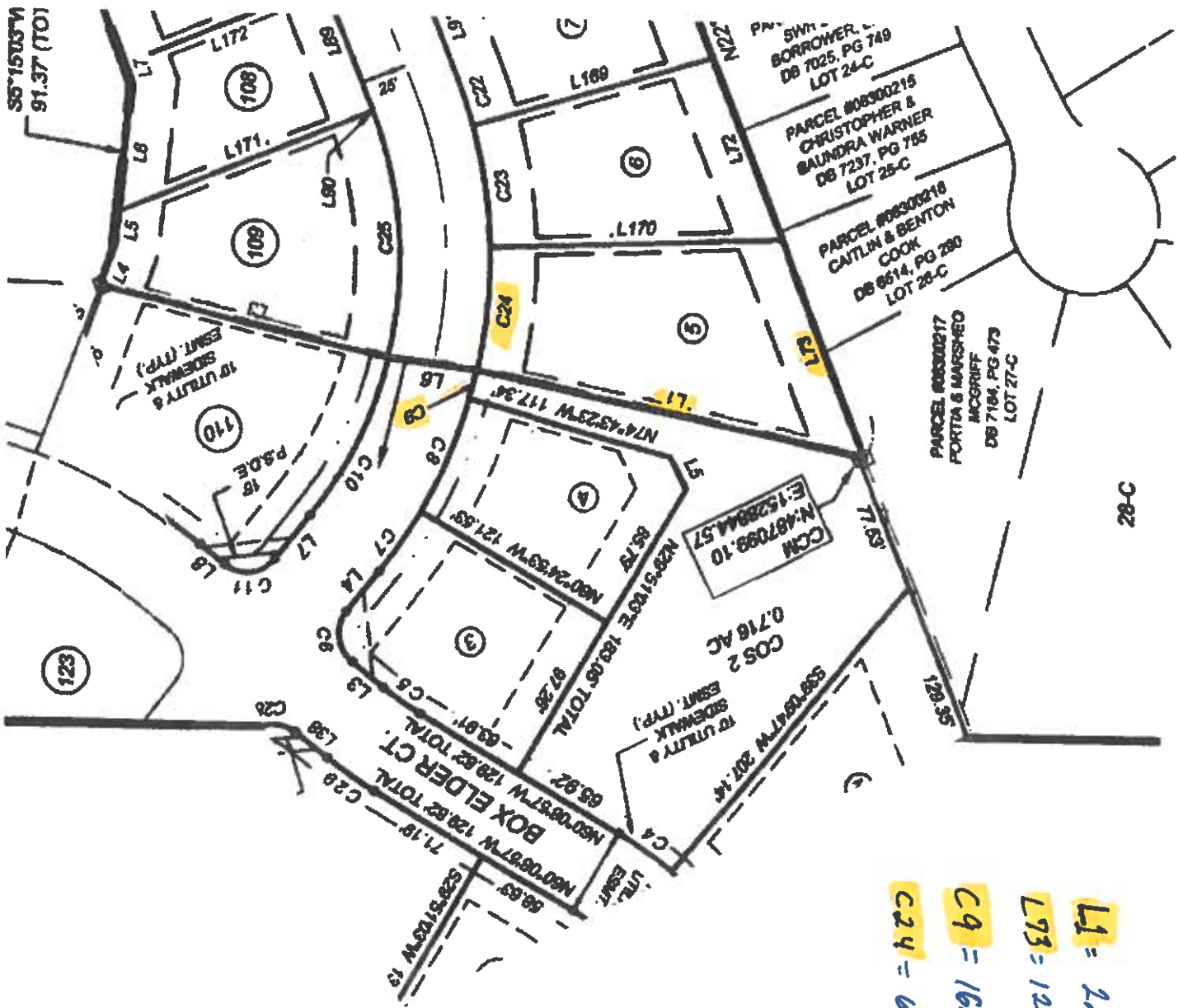
Poplin Grove Lots 4 & 5 (from Recorded Plats)

L1 = 220.44 Feet

L73 = 129.24 Feet

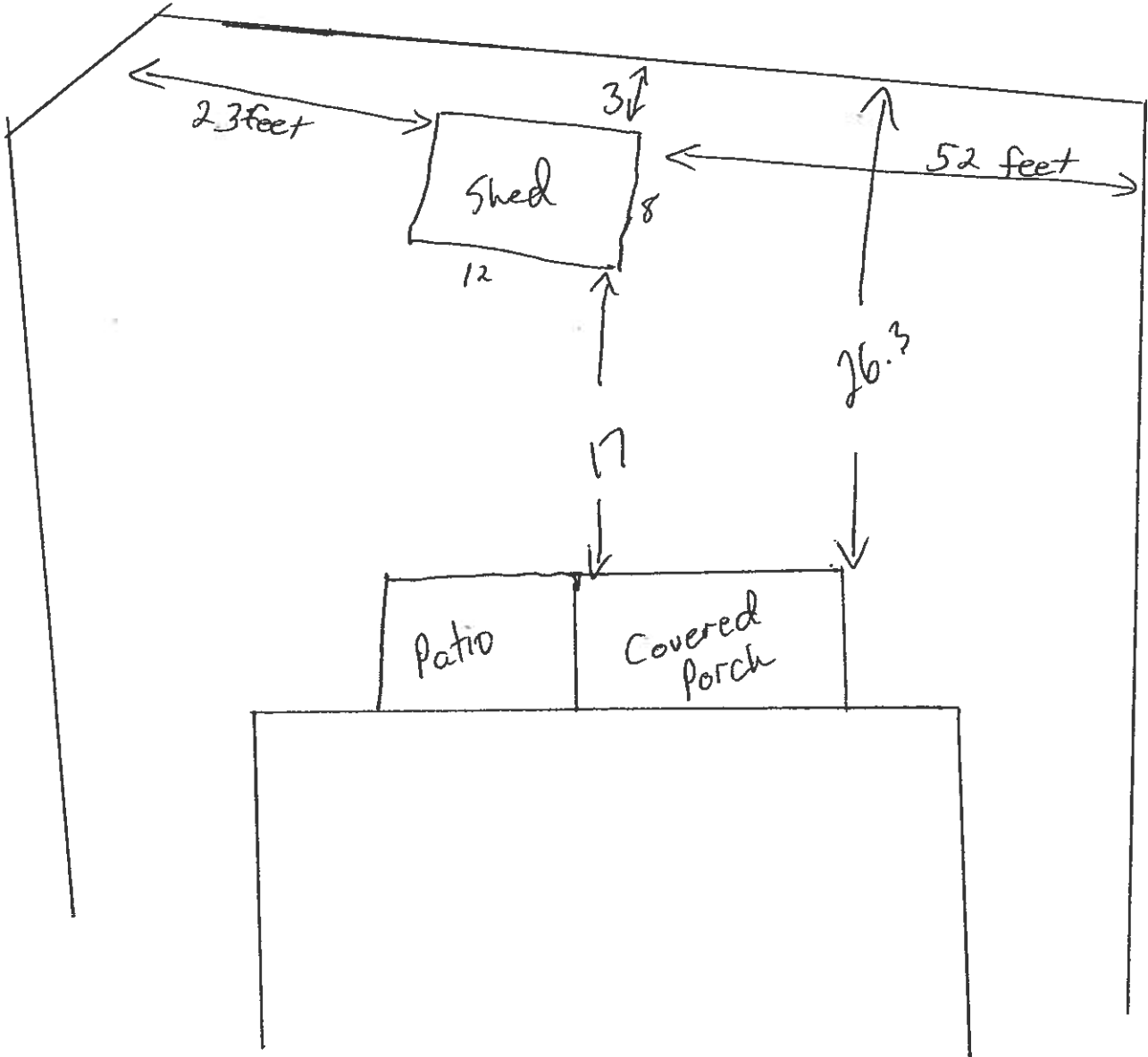
C9 = 16.89 Feet

C24 = 67.94 (Chain Length)



Common Open Space
(wooded)

Common open space



7.5. ACCESSORY USES AND ACCESSORY STRUCTURES

A. General Accessory Use Standards. Accessory uses and accessory structures shall comply with the following standards. Accessory uses and structures:

1. Shall only be allowed when a principal use/ primary building exists.
2. Shall:
 - a. Be accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Be located on the same lot as the permitted uses or structures;
 - c. Not involve operations or structures inconsistent with the character of the primary use or principal structure served; and
3. Shall be consistent with all standards in the district for the principal use except as otherwise noted.
4. Are not permitted to be located or placed in any recorded easement and or required perimeter buffer as defined in Section 8.3 Landscaping, Buffering, Fences and Walls.
5. Shall comply with maximum building coverage requirements. Multiple structures are permitted; however, in no instance shall an accessory use and or structure exceed (in total) the heated square footage of the principle structure.
6. Are limited to a maximum thirty-five (35) feet in height or the height of the primary structure, whichever is lesser.
7. An accessory building sharing one (1) or more common walls with the principal building shall be considered part of the principal building for purposes of this ordinance and must meet all yard requirements applied to the principal building.
8. Accessory uses and structures (except fences, walls, or facilities associated with outdoor dining) shall not be located between the front of the principal structure and the front lot line.

9. Setbacks:

- a. Within a residential district, shall not be located closer than ten (10) feet to a property line,
- b. Within a non-residential district, shall meet the district setback standards.

ACCTNO	PIN	OWNERNAME1	CURR_ADDR2	OWNERADDRE	OWNERZIP	OWNERSTATE	OWNERCITY	OWNERNAME2
08267044	08267044	POPLIN GROVE DEVELOPMENT LLC	STE 100	8008 CORPORATE CENTER DR	28226	NC	CHARLOTTE	
08300215	08300215	WARNER CHRISTOPHER ANDREW		4117 O'CONNELL ST	28079	NC	INDIAN TRAIL	WARNER SAUNDRA KAYE
08267038	08267038	DITMORE ROBERT S		1805 CARROLLTON DR	28079	NC	INDIAN TRAIL	
08267041	08267041	CADE DANIEL WHITEAKER		4520 BOX ELDER CT	28079	NC	INDIAN TRAIL	HALLIE BELL
08300217	08300217	MCGRIFF PORTIA		4109 O'CONNELL ST	28079	NC	INDIAN TRAIL	MCGRIFF MARSHEO
08267022	08267022	SRIKANTH PASUPULETI		4517 BOX ELDER CT	28079	NC	INDIAN TRAIL	PURNIMARANI RAVIPATII
08267024	08267024	GARLICK GLEN A		1808 CARROLLTON DR	28079	NC	INDIAN TRAIL	GARLICK SONYA
08267039	08267039	SHAFFER KATHERINE A		4486 BOX ELDER CT	28079	NC	INDIAN TRAIL	CARLISLE WESLEY
08267040	08267040	IMMANUEL KOTA		4512 BOX ELDER CT	28079	NC	INDIAN TRAIL	
08267119	08267119	JAGADISH TARIGOPULA		1838 CARROLLTON DR	28079	NC	INDIAN TRAIL	
08267023	08267023	ABRAM DEVAN M		1800 CARROLLTON DR	28079	NC	INDIAN TRAIL	ABRAM CODY
08267034	08267034	SCOTT LINDSAY D		1720 CARROLLTON DR	28079	NC	INDIAN TRAIL	SCOTT TYLER
08300216	08300216	FOUR CORNERS OF CHARLOTTE LLC		1612 SEATTLE SLEW CT	28173	NC	WAXHAW	
08267043	08267043	POPLIN GROVE DEVELOPMENT LLC	STE 100	8008 CORPORATE CENTER DR	28226	NC	CHARLOTTE	
08267088	08267088	MASSEY BOBBY RAY JR		4478 BOX ELDER CT	28079	NC	INDIAN TRAIL	
08267117	08267117	SHIVA RAV ADHIKARI		1822 CARROLLTON DR	28079	NC	INDIAN TRAIL	ANUSHA NEUPANE
08267118	08267118	SRIDHAR KASANI		1830 CARROLLTON DR	28079	NC	INDIAN TRAIL	VASUKI KASANI
08267176	08267176	VENKATESWARA RAO TALLA		1843 CARROLLTON DR	28079	NC	INDIAN TRAIL	VENKATA LAKSHIMI TALLA
08267177	08267177	SRINIVASA RAO GUDURI		1827 CARROLLTON DR	28079	NC	INDIAN TRAIL	SRIDEVI MATTA
08300214	08300214	SRP SUB LLC		8665 E HARTFORD DR STE 200	85255	AZ	SCOTTSDALE	
08300218	08300218	REVELS ANDREW		4105 O'CONNELL ST	28079	NC	INDIAN TRAIL	REVELS ERIN

APO Map
1808 Carrollton Drive

Legend

-  Centerlines
-  Parcels
-  150 Foot Buffer
-  City Limits
-  Subject Property
-  Notified Properties

Owner:
Glen Garlick
Sonya Garlick

Acres: 0.241



0 150 300
 Feet

