

**BOARD OF ADJUSTMENT MEETING  
THURSDAY, AUGUST 28, 2025**

**6:00 P.M.**

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

**AGENDA**

- Item 1.      Call to Order – Roll Call**
- Item 2.      Appoint Chair**
- Item 3.      Pledge of Allegiance and Moment of Silence**
- Item 4.      Adopt Agenda**
- Item 5.      Conflicts of Interest**
- Item 6.      Approval of Minutes– July 24, 2025**
- Item 7.      Quasi-Judicial Statement**
- Item 8.      PLZNA 2026-00024 Variance - The Board of Adjustment is requested to consider a variance to deviate from the minimum lot size and minimum lot width in order to allow a new lot to be created at 508 E. Talleyrand Avenue. (Parcel ID 09-231-079)**
- Item 9.      Next Meeting: Thursday, September 25, 2025**
- Item 10.     Adjournment**

***ATTENTION BOARD MEMBERS:***

***Please call Kimberly Davis at 704-282-4527 to confirm your attendance. Thank you.***

***cc:      Al Benschoff, Attorney  
         Jeff Wells, Assistant City Manager  
         Lisa Stiwinter, Director of Planning & Development  
         Planning Staff***

**MINUTES OF THE  
BOARD OF ADJUSTMENT MEETING  
July 24, 2025, at 6:00 P.M.  
Council Chambers  
300 W. Crowell St., Monroe, NC**

To HR: 07/25/25

**Item 1. Call to Order – Roll Call**

Corey Noland called the Board of Adjustment meeting to order at 6:00 p.m. Kimberly Davis, Administrative Assistant, called the roll.

Members Present: Corey Noland (Acting Chair), Thomas Loria, Ryan Haywood

Members Absent: None

Staff Present: Al Andrews, BOA Attorney; Doug Britt, Asst. Director of Planning and Dev; Patrick Blaszyk, Planner 1; Kimberly Davis, Admin. Asst. II;

Guests: Oktawian “Joe” Rybinski;

**Item 2. Appoint Chair**

**Motion:** Ryan Haywood made a motion to appoint Corey Noland to serve as Acting Chair for this July 24, 2025 Board of Adjustment Meeting.

**Second:** Thomas Loria

**Action:** The motion to approve passed with the following votes:

**AYES:** Corey Noland, Thomas Loria and Ryan Haywood

**NAYS:** None

**Item 3. Pledge of Allegiance and Moment of Silence**

**Item 4. Adopt Agenda**

**Motion:** Ryan Haywood made a motion to adopt the agenda.

**Second:** Thomas Loria

**Action:** The motion to approve passed with the following votes:

**AYES:** Corey Noland, Thomas Loria and Ryan Haywood

**NAYS:** None

**Item 5. Conflicts of Interest** – None noted.

**Item 6. Approval of Minutes** – Minutes of May 22, 2025

**Motion:** Thomas Loria made a motion to approve the minutes of the May 22, 2025, meeting.

**Second:** Ryan Haywood

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

**AYES: Corey Noland, Thomas Loria, Ryan Haywood**  
**NAYS: None**

**Item 7. Quasi-Judicial Statement:**

Attorney Al Andrews - This is for the audience, and it is a brief explanation of what the Board of Adjustment does. This is a quasi-judicial hearing, which means it is like a court hearing. North Carolina law sets specific procedures and rules concerning how this board of adjustment must make its decisions. These rules are different from other types of land use decisions, such as a rezoning. This board's discretion is limited. This board must base its decisions on competent, relevant and substantial evidence in the record. A quasi-judicial process is not a popularity contest. It is a decision limited by the standards in the zoning ordinance and based on the facts presented. If you will speak as a witness, please focus on the facts and ordinance standards, not personal preference or opinion. Participation is limited by state law and this meeting is open to the public. Everyone is welcome to watch and parties with standing have rights to participate fully. Parties may present evidence, call witnesses and make legal arguments. Parties are limited to the town, applicants and individuals who can show that they will suffer special damages. Other individuals may serve as witnesses when called by the chair. General witness testimony is limited to facts, not opinions. For certain topics, this board needs to hear opinion testimony from expert witnesses. These topics include impacts on property values and increased traffic. Persons providing expert opinion must be qualified as experts and provide the factual evidence on which their opinions are based. Witnesses may be cross-examined by parties with standing and witnesses must swear or affirm their testimony.

**Item 8. PLZONA-2025-00213 Appeal –The Board of Adjustment is requested to consider an Appeal of Planning Staff’s zoning determination from Joe Rybinski of Double Eagle Properties LLC of new gravel driveways and a gravel parking area at 400 Sanford Street. This item was previously tabled at the May 22, 2025 Board of Adjustment Meeting. (Parcel ID 09-235-190A)**

Patrick Blaszyk, Doug Britt and Joe Rybinski approached the dais to be sworn in.

Patrick Blaszyk, Planner 1, presented the following:

The appeal process was described as follows: Once Planning staff sends a Notice of Violation to the property owner, the applicant, if they do not agree with Planning Staff’s determination, can appeal that to the Board of Adjustment.

Proposed Findings:

1. The property located at 400 Sanford Street is owned by Double Eagle Properties LLC and is zoned RMD (Residential Medium Density). (Exhibit 1-3) Exhibit 1 is the Ortho Map for the area where the subject property is highlighted in blue. It is located to the west of Sanford Street and to the south of Gordon Street. Exhibit 2 is the Zoning Map for the area where the subject property is highlighted in blue and is zoned RMD (Residential Medium Density) as are the surrounding parcels. Exhibit 3 is a copy of the Deed to the property.
2. On January 2, 2025, staff received notification regarding new gravel driveways and a gravel parking area installed at 400 Sanford Street. (Exhibit 4) Exhibit 4 are photos of the

new gravel driveway and parking area located directly in front of the home as well as in front of the addition and to the rear of the home.

3. On January 2, 2025, Planning staff sent a courtesy letter to Double Eagle Properties LLC regarding the violation of two new gravel driveways and a gravel parking area in front of the home. Staff explained that per section 8.4.3.B of the Unified Development Ordinance (UDO), new driveways must be paved, furthermore, this property is located in the Historic District and a Certificate of Appropriateness (COA) is required for new driveways as well per section 6.3.D of the UDO. (Exhibit 5-6) Exhibit 5 are the Ordinance standards outlined in the UDO Sections 8.4.3.D that states for “Single Family Residential Uses. Single family residential shall be required to have a paved driveway off of a public street which provides a continuous paved surface from the edge of pavement.” Section 6.3.D. for the Historic District states that, prior to constructing a driveway, a Certificate of Appropriateness is required prior to obtaining zoning permits. Exhibit 6 is a courtesy letter sent to Double Eagle Properties LLC by staff.
4. On January 21<sup>st</sup>, 2025, Planning Staff sent a courtesy email explaining that the Historic District Commission cannot approve gravel for the driveways and parking area. Planning Staff then stated that similar violations in the past have been provided three months to pave driveways or remove the gravel in order to remedy the violation. With this, Planning Staff provided the property owner would have until April 6<sup>th</sup>, 2025 to resolve the violation by either removing the gravel and putting straw and seed over the top or to apply for a COA to pave the new driveways and remove the gravel parking area in front of the house. (Exhibit 7) Exhibit 7 is a copy of the courtesy email sent to Mariusz Wizgala of Double Eagle Properties LLC.
5. Planning Staff conducted an inspection of the property on April 8<sup>th</sup>, 2025 and the gravel driveways and parking area had not been removed and a COA had not been applied for. With this, a Notice of Violation (NOV) was sent to Double Eagle Properties LLC. With another inspection on April 22<sup>nd</sup>, 2025 conducted by Planning Staff, the violation still remained and a 1<sup>st</sup> Civil Citation was sent to Double Eagle Properties LLC. (Exhibit 8-9) Exhibit 8 is a copy of the Notice of Violation that was sent to Double Eagle Properties LLC. Exhibit 9 is a copy of the 1<sup>st</sup> Citation sent to Double Eagle Properties LLC.
6. Mr. Rybinski, of Double Eagle Properties LLC, contends there was an existing gravel driveway in these areas in the past. The applicant submitted photos of the site when they purchased 400 Sanford Street. The applicant also submitted an email from the grading company that installed the driveways and parking area. Section 10.1.B of the Unified Development Code states: “The burden of establishing that a nonconformity lawfully exists shall be the responsibility of the person who owns or rents the property upon which the nonconformity exists. Evidence that may be used to prove the legal status as a lawful nonconformity may include approved permits, construction plans, and records of previously approved regulations.” Mr. Rybinski has not provided sufficient evidence to staff to prove a gravel driveway or parking area was located in front of the home or to the rear of the home prior to installing the gravel on or about January 2, 2025. (Exhibit 10-12) Exhibit 10 is Section 10.1.B of the Ordinance that discusses the determination of a nonconformity. Exhibit 11 are photos submitted by the applicant. The areas outlined in red

are areas in which the applicant contends there was gravel. Planning staff does not agree with this. Exhibit 12 is an email from the Grading Company that installed the new gravel parking area as well as the new driveways located on the property.

7. While Section 10 of the Unified Development Ordinance places the burden of proof on the property owner or tenant, Planning Staff utilized various documents to identify if a driveway was in this location including past aerial images, Google Street View images and Zillow images; however, staff was unable to find documentation of a gravel driveway in front of or to the rear of the home. Furthermore, there is no evidence of a gravel driveway or parking area in front of or to the rear of the home. (Exhibit 13) Exhibit 13 are the various forms of media that the Planning Staff utilized to make these findings. A Google street-view image was taken in November of 2022. This area, directly in front of the addition, was covered in grass and weeds as well as some pavement. Another photo, from Google street-view from 2022 shows directly in front of the home where there is no evidence of a gravel parking area or driveway being located in the area. The rear of the home, from Google street-view, displays that there was a paved driveway surface as well as dirt in that area. Zillow images from 2022 show, directly in front of the addition, that gravel was here at some point, but it was not maintained so it lost its legal and non-conforming right. In order to establish any new parking areas, it would have to be a paved parking surface that complies with the Ordinance. Directly in front of the home and to the rear of the home, there is no evidence of a gravel driveway or parking area. This is an aerial image, taken from 2023 by Union County Go-Maps GIS tool, which shows the same findings of no gravel being located in front or to the rear of the home.
8. On April 29th, 2025 Joe Rybinski of Double Eagle Properties LLC submitted an appeal application to appeal staff's determination of this property. (Exhibit 14) Exhibit 14 is a copy of the Application as well as the supporting documentation.
9. All adjacent property owners and those within 150-feet of the subject property have been notified of this appeal application via first class mail and a sign has also been on the property for 10 days. (Exhibit 15-16) Exhibit 15 is a copy of the APO Map where the subject property has a red star on it. There was a total of twenty-two parcels that were notified. Staff has not received any responses. Exhibit 16 is a copy of the APO List.

The Board began with discussion and questions for Patrick Blaszyk. Planning Staff does not contend that there was a gravel driveway at some point, but it is just that the gravel driveway was not maintained. As evidenced by the photos from 2022 and 2023, it is difficult to determine if there was gravel at that location at all. Planning Staff believes that if there was gravel then that gravel has lost its nonconforming right. The applicant will not need to apply for a Certificate of Appropriateness with the Historic District Commission if the Board of Adjustment sides with the applicant. The Planning Department was made aware of this issue on January 2, 2025 which accounts for the year delay in notifying the applicant.

The applicant, Joe Rybinski, of 3116 Weddington Road, Matthews, approached the podium to answer questions. He and his partner, Mariusz Wizgach, purchased the property in 2021. The instructions from the Historic Committee were that the property needs to be restored to the "way it looked" when it was functioning as a house. It was dilapidated and the inside was caved in along

with weeds and landscape damage. They waited to do the landscape last since materials were being moved on and off of the property. They made the choice to do gravel because they believed that was the original material on the ground. The grader probed and confirmed with evidence that there was a gravel driveway there previously. The previous owner's son lives across the street also confirmed that there was a gravel driveway there in the 1980's. After reconditioning the grass and weeds, they found more evidence of gravel. Behind the building was like a water runway and there was gravel there as well although there were several inches of soil on top of it. The front was more prominent since someone's car was parked there before they began reconditioning the property.

The applicant, Mr. Rybinski, continued by stating his engineering friend said that there would be no absorption with heavy rainfall otherwise, so they chose gravel for better water runoff for their tenants. The applicant didn't hear about it for a year and then began to receive notices from the City of Monroe about being out of compliance. The property is a duplex. The "cost difference at the time of installation was not that big between slabs and gravel." It is a "different story now" because they "have active tenants now and will be displacing or upsetting their condition." This house is adjacent to a gravel parking lot. He felt that this was the appropriate material and that they have landscaped it. When the house sat for a year prior to their restoration, they received a Code Enforcement Notice of Violation on the grass height and they trimmed it. The gravel sank into the ground and got covered over by the grass and weeds. The only place they did not probe and check for gravel is directly in front of the steps. There was never evidence of a walkway to the steps so they provided the gravel in order to enter or exit the house without stepping on the lawn. The house was built in 1901. He restored the driveway with gravel since he felt like that is what was there originally. He asked the Planning Department if they could be "grandfathered in," but the Planning Department told him there was no longer a gravel driveway there in front of this house, if ever.

Doug Britt, Assistant Director of Planning and Development, approached the podium. He explained that Planning staff does not contend that there was a gravel driveway at some point, but it is just that the gravel driveway was not maintained. There is gravel on the property, but it is not visible and substantial enough to be "grandfathered in." He said there is a high six-inch curb. The curb cut for a driveway is on the left side of the property and on the far right for Gordon Road, but not in front of the house. It is not a commercial property where there would possibly be gravel on three or four sides. If there is gravel six inches down then it is not being maintained. The Board's charge is to uphold the Planning Department's decision or not and it might be easier to break it up into sections. The duplex is able to remain a duplex since the utilities were kept on as opposed to losing the duplex status if the power was turned off. The current UDO was updated April 4, 2022, but the requirement of paving driveways was carried over from the previous UDO which was adopted in 2013.

- Motion:**            **Corey Noland made a motion to add additional Finding of Facts:**
- 10- The applicant purchased the property in 2021 in a dilapidated state;**
  - 11- The applicant's good-faith belief is that they were to return the property back to the way it looked prior to its dilapidated state;**
  - 12- As it relates to the left side of the house, there is clear evidence of gravel that is identifiable in the photos of the property from 2022;**
  - 13- The applicant testified that there was evidence of gravel in the rear of the property, however, it was not visible and that they had to dig for gravel;**

**14- In regards to the front yard, directly in front of the home, the applicant testified that there was evidence of gravel although the pictures, submitted from 2022, do not show clear evidence of standing gravel directly in front of the door of the house. Corey Noland makes a motion to adopt Findings of Fact proposed by staff as well as the additional Findings of Fact that were just recited.**

**Second: Ryan Haywood**

**Action: The motion passed with the following votes:**

**AYES: Corey Noland, Thomas Loria, Ryan Haywood**

**NAYS: None**

**Motion: As it relates to the portion of the property to the left of the house where there was clear evidence of standing gravel at the time of the pictures submitted (To the left of the wood on Exhibit 13), Corey Noland made a motion to reverse Planning staff's determination as to that portion of the property.**

**Second: Thomas Loria**

**Action: The motion passed with the following votes:**

**AYES: Corey Noland, Thomas Loria, Ryan Haywood**

**NAYS: None**

Thomas Loria had another question for the applicant. Corey Noland, Acting Chair, allowed for additional testimony from the applicant. Mr. Loria asked the applicant if he stated he purchased the property in 2021. The applicant responded that, yes, 2021 or maybe 2020 since it was a "fuzzy moment" in his life. Mr. Loria said, for clarification, the last thing he saw for property records was August of 2022. This would be a few months after the UDO was updated as confirmed by Mr. Blaszyk.

The applicant brought another picture of the back of the house to show the Board members. This picture will be labeled Exhibit 17 per the Chair and received into evidence. A second photo from the applicant was entered as Exhibit 18 and received as additional evidence.

**Motion: Corey Noland made a motion to amend the Finding of Fact regarding the purchase of the property, such that the applicant purchased the property in August of 2022.**

**Second: Ryan Haywood**

**Action: The motion passed with the following votes:**

**AYES: Corey Noland, Thomas Loria, Ryan Haywood**

**NAYS: None**

Per Exhibit 13 shows a piece of wood that separates/divides the front yard and that is what is being used to define the three portions of the property that are being broken down. The left side of the partition is considered the left side of the property, to the right of the partition is the front or right side of the property, and the area behind the house is the back of the property.

**Motion: As it relates to the front of the property, directly in front of the house, Corey Noland made a motion to affirm the Planning Department's decision.**

**Second: Ryan Haywood**

**Action:** The motion passed with the following votes:  
**AYES:** Corey Noland, Thomas Loria, Ryan Haywood  
**NAYS:** None

**Motion:** As it relates to the back of the property, Corey Noland made a motion to affirm Planning staff's decision.

**Second:** Thomas Loria

**Action:** The motion passed with the following votes:  
**AYES:** Corey Noland, Thomas Loria, Ryan Haywood  
**NAYS:** None

**Item 9.** **Next Meeting:** Thursday, August 28, 2025

**Item 10.** **Adjournment**

**Motion:** Thomas Loria made a motion to adjourn the meeting.

**Second:** Ryan Haywood

**Action:** The motion to adjourn passed with the following votes:  
**AYES:** Corey Noland, Thomas Loria, Ryan Haywood  
**NAYS:** None

The meeting was adjourned at 6:51 p.m.

Respectfully submitted,

Corey Noland  
Acting Chair

Kimberly Davis  
Clerk of the Board



Ex 17



1

- List All Goodwill Projects.

Itoize.

Met with Tee on April 23

Got Contact

— All efforts. —  
—  
—  
—  
—





**STAFF REPORT**

*Case # PLZNA-2026-00024*

**TO:** Board of Adjustment Members

**DATE:** August 28, 2025

**FROM:** Keri Mendler, Senior Planner

**PREPARED BY:** Keri Mendler, Senior Planner

**SUBJECT:** Eleanor McGinnis is requesting a variance from the minimum lot area and minimum lot width in order to subdivide the existing single lot into two lots at 508 E. Talleyrand Avenue.

**SUMMARY STATEMENT**

Eleanor McGinnis is requesting a variance from the minimum lot area and minimum lot width to allow for a parcel with an existing single family detached home to be subdivided to create a new lot between 508 E. Talleyrand Ave. and 512 E. Talleyrand Avenue. The property is zoned Residential Medium Density, which requires a minimum lot size of 12,000 square feet and a minimum lot width of 75-feet.

**SITE DATA**

**Type of Action:** Variance

**Date of Petition:** August 5, 2025

**Name of Petitioner:** Eleanor McGinnis

**Location:** 508 E. Talleyrand Avenue

**Tax ID #:** 09-231-079

**Lot Size:** 0.74 Acres

**Current Zoning Classification:** RMD, Residential Medium Density

**REVIEW**

Proposed Findings:

1. The property located at 508 E. Talleyrand Avenue is owned by Emily and Michael McGinnis

and is zoned RMD, Residential Medium Density. (Exhibits 1-3)

2. In May 2024, a lot line recombination plat was recorded that provided 10,621 square feet of land from parcel 09-231-078 (512 E. Talleyrand Avenue) to parcel 09-231-079 (508 E. Talleyrand Avenue. At the time of platting, it was noted this was a property addition to the parcel in question and not a buildable lot. (Exhibit 4)
3. A variance application was submitted on August 5, 2025 by Eleanor McGinnis requesting a variance from the minimum lot area and minimum lot size requirements for the RMD, Residential Medium Density District, to create a new buildable lot – as shown in Exhibit 4. (Exhibit 5)
4. Table 4.2.3.2. RMD District Development Standards of the Unified Development Ordinance (UDO) outlines the development standards for the RMD zoning district. The table requires a minimum lot size of 12,000 square feet and a minimum lot width of 75-feet. (Exhibit 6)
5. The proposed lot is 10,621 square feet in size and 60.61 feet wide. In order to subdivide the property, the applicant is requesting a 1,379 square foot variance to the size requirement as well as a 14.39-foot variance to the lot width requirement. (Exhibit 7)
6. All adjacent property owners have been notified of the proposed variance. (Exhibit 8-9)

**Conclusions:**

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

It is the Board’s CONCLUSION, that the hardship (is/is not) peculiar to the applicant’s property.

It is the Board’s CONCLUSION, that the hardship (is/is not) the result of the applicant’s own actions.

(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 PLZNA-2026-00024 be (**approved/denied**)

---

Exhibits:

1. Ortho Map
2. Zoning Map
3. Deed to Property
4. Recorded Plat

5. Variance Application
6. Table 4.2.3.2
7. Proposed Lot Layout
8. APO List
9. APO Map




Prepared by: KM 8-15-25



**Ortho Map**

**PLZNA-2026-00024**

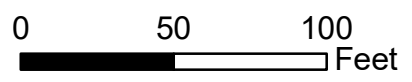
**Legend**

-  Centerlines
-  Parcels
-  Subject Property

**Existing: RMD  
(Residential Medium Density)**

**Owner: Emily & Michael  
McGinnis**

**Acres: .74**



**Exhibit 1**

## Zoning Map

**PLZNA-2026-00024**

### Legend

- Centerlines
- Parcels
- Subject Property

**Existing: RMD**  
**(Residential Medium Density)**

**Owner: Emily & Michael McGinnis**

**Acres: .74**

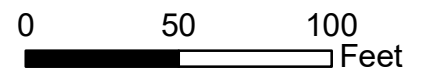


Exhibit 2

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

FILED Nov 26, 2019  
AT 03:26 pm  
BOOK 07527  
START PAGE 0116  
END PAGE 0117  
INSTRUMENT # 37141  
EXCISE TAX \$500.00  
JT

Excise Tax: \$500.00

Tax Lot No: \_\_\_\_\_ Parcel Identifier No. 09231079  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by \_\_\_\_\_

Mail after recording to Helms Robison Lee & Bennett, P.A.  
This instrument was prepared by Travis F. Greene (tdc)

Brief Description for the index 508 E. Talleyrand Ave.

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made November 22, 2019 by and between

GRANTOR	GRANTEE
<p><b>Thomas Wesley Davis and wife, Jean C. Davis</b></p>	<p><b>Emily M. McGinnis and spouse, Michael D. McGinnis</b></p> <p><i>Mailing Address:</i> 508 E. Talleyrand Ave. Monroe, NC 28112</p>

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 Monroe Township, Union County, North Carolina and more particularly described as follows:

Beginning at an iron stake on the south edge of Talleyrand Ave., Tilro Horton's corner, and running thence with the south edge of said Ave. S. 64-25 E. 118 feet to an iron stake, Mrs. H. F. McCauley's corner; thence with her line S. 25-75 W. 185 feet to Earnhardt's line; thence with his line N. 64-25 W. 118 feet to an iron stake, said Horton's southeast corner; thence with his line N. 25-75 E. 185 feet to the BEGINNING, and being Lot 12 of the Capt. C. M. T. McCauley Estate Lands.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1469, Page 643, Union County Registry.

A map showing the above described property is recorded in Plat Cabinet \_\_, File \_\_.

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:

APPLICABLE ZONING; ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY INCLUDING, IF APPLICABLE, 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; 2019 REAL PROPERTY TAXES; SUBJECT TO MATTERS THAT COULD BE REVEALED BY A CURRENT ACCURATE PHYSICAL AND BOUNDARY SURVEY AND ACTUAL INSPECTION OF THE PROPERTY.

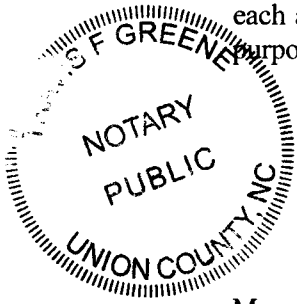
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

*Thomas Wesley Davis* (SEAL)  
Thomas Wesley Davis

*Jean C. Davis* (SEAL)  
Jean C. Davis

SEAL-STAMP State of North Carolina, County of Union

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Thomas Wesley Davis and wife, Jean C. Davis,** , Grantors, personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated. This 22 day of November, 2019.



*T. F. Green* Notary Public  
Thomas F Green  
(Typed or printed name of Notary)

My commission expires: 3/25/23

FILED Jun 05, 2024  
AT 09:29:00 AM  
BOOK 08915  
START PAGE 0520  
END PAGE 0522  
INSTRUMENT # 12790  
EXCISE TAX \$50.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$50.00

Parcel Identifier No. 09231078 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: The Law Office of Robert Forquer, PLLC, 110 Matthews Station Street, Suite 1E, Matthews, NC 28105

This instrument was prepared by: The Law Office of Robert Forquer, PLLC, 110 Matthews Station Street, Suite 1E, Matthews, NC 28105

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 3<sup>rd</sup> day of JUN, 2024, by and between

GRANTOR

GRANTEE

Lawrence JarMark Parker and spouse Crystal A. Parker

Michael McGinnis and spouse Emily McGinnis  
508 E. Talleyrand Ave.  
Monroe, NC 28112

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Monroe, Monroe City, Union County, North Carolina and more particularly described as follows:

BEING that 0.24 acre of land, measuring 10,621 square feet as same is shown on that Map or Plat entitled Lot Line Revision & Physical Survey of 512 E. Talleyrand Avenue recorded in Plat Cabinet S, File 21, Union County Public Registry, reference to which is hereby made for a more complete description by metes and bounds.

This property is to be added to tax parcel 09-231079

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8178 page 303.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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, other than the following exceptions:

- 1. Easements, rights-of-way, and restrictions of record.
- 2. Ad valorem taxes for the current year, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) Lawrence JarMark Parker (SEAL)  
 Print/Type Name: Lawrence JarMark Parker

By: \_\_\_\_\_  
 Print/Type Name & Title: \_\_\_\_\_ Crystal Parker (SEAL)  
 Print/Type Name: Crystal A. Parker

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County of Mecklenburg  
 I, the undersigned Notary Public of the County and State aforesaid, certify that Lawrence JarMark Parker and Crystal A. Parker personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5<sup>th</sup> day of JUNE, 2024.

My Commission Expires: 11/7/2024  

<b>ROBERT FORQUER</b> NOTARY PUBLIC Union County North Carolina <small>My Commission Expires November 7, 2026</small>	Notary Public
---	---------------

State of \_\_\_\_\_ - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public

State of \_\_\_\_\_ - County of \_\_\_\_\_  
 I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 \_\_\_\_\_  
 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 \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

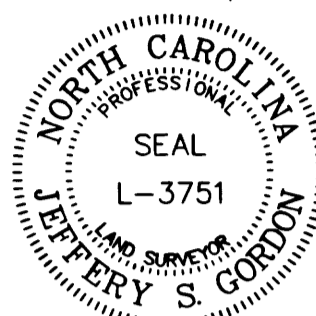
NORTH CAROLINA, UNION COUNTY

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 8178, Page 303); 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 plat was prepared in accordance with G.S. 47-30 as amended.

I also certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Witness my original signature, registration number and seal this 2 day of APRIL, A.D., 2024.

Seal or Stamp



*Jeffery S. Gordon*  
Professional Land Surveyor  
Registration Number  
L-3751

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I (We) am/are the owner(s) of the property described hereon, that the property is within the subdivision jurisdiction of the City of Monroe and that I (We), hereby adopt this plan of subdivision with my, (our free consent and hereby establish all lots and dedicate to the public all streets, alleys, easements, walks, parks and other open spaces as shown hereon unless otherwise noted as private.

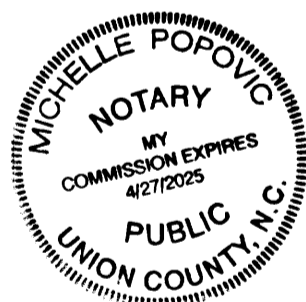
5/3/24  
Date *Lawrence J. Parker*  
Owner

5/3/24  
Date *Crystal Parker*  
Owner

NORTH CAROLINA, UNION COUNTY,

I, Michelle Popovic, THE UNDERSIGNED, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, AFORESAID CERTIFY THAT Lawrence J. Parker and Crystal Parker PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF May, 2024

MY COMMISSION EXPIRES:



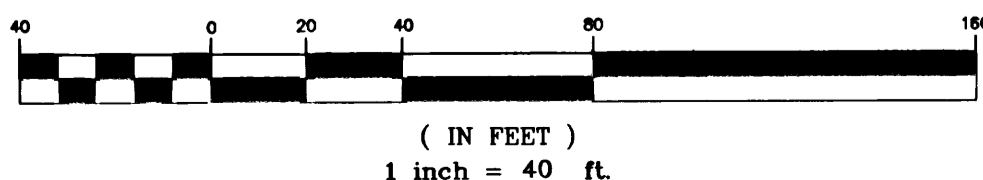
FILED May 16, 2024 02:53 pm  
PLAT SLIDE 0000S - 0021  
INSTRUMENT 11221  
*Geraldine Rodriguez*  
REGISTER OF DEEDS

NOTES:

- TAX I.D. #09-231-078
- AREA CALCULATED BY COORDINATES.
- NO NCGS MONUMENT FOUND WITHIN 2000'
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS
- #5 REBARS SET AT ALL LOT CORNERS UNLESS OTHER WISE NOTED.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY
- THIS PROPERTY IS NOT SUBJECT TO A FEMA REGULATED FLOOD HAZARD ZONE, AS PER NFIP, FIRM MAP, NO. 3710543500J, PANEL 5435, EFFECTIVE DATE: 16 OCTOBER 2008.
- PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHT OF WAYS, EITHER RECORDED OR IMPLIED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 10,261 SF/0.24 AC TO BE DEEDED TO TAX PARCEL #09-231-079 AS A PROPERTY ADDITION ONLY, AND IS NOT CONSIDERED A BUILDABLE LOT.

Current Zoning Information & Setbacks  
RMD - City of Monroe  
Minimum Lot Width = 75'  
Minimum Lot Size = 12,000 SF  
Front Yard Setback = 20'  
Side Yard Setback = 10'  
Rear Yard Setback = 10'

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )



# City of Monroe Variance Application Form

Applicant's Name: Eleanor D. McGinnis

Applicant's Address: 505 E. Talleyrand Ave.  
Monroe, NC 28112

Property Owner's Name: Emily and Michael McGinnis

Property Owner's Address: 508 E. Talleyrand Ave.  
Monroe, NC 28112

For Staff Use Only	
Application #:	_____
Date Submitted:	_____
Approved:	_____
Denied:	_____

Legal Relationship of Applicant to Property Owner: Mother

Contact Person Name and Phone Number: Eleanor McGinnis; 704-441-1180

Existing Use of Property: vacant lot

Property Location: 508 E Talleyrand Ave. Monroe, NC 28112

Tax Map Number: 09-231-078 Lot Size: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Ordinance section number to which a variance is being sought: \_\_\_\_\_

Proposed variance description: Decrease in requirement for street frontage and total lot square footage. (plat attached)

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.*

- 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.]

See attached

1. No dwelling can be built on the lot because it does not meet the requirement for the street frontage and total lot square footage.
  
2. This lot, as shown on the Seaborn Map, was combined with the lot now known as #512. You can tell by the placement of 512 that this was intended to be a buildable lot. This lot has never been maintained by any of the owners of 512 and was often an eye sore to the street (used for junk, cars, etc.).
  
3. The hardship is the result of changes in the ordinance over the past 100+ years.
  
4. I believe the variance strongly supports the spirit, purpose, and intent of the ordinance.

Ellen- lot

---

**Ellen McGinnis** <ellenmcginnis15@gmail.com>  
To: Ellen McGinnis <ellenmcginnis15@gmail.com>

Mon, Aug 4 at 12:23 PM

[Quoted text hidden]

Printed name of Owner

*Emily McGinnis Engstrom*

Signature of Owner

*8-5-25*

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. \_\_\_\_\_

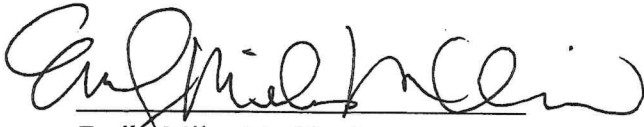
Action taken by the Board of Adjustment: \_\_\_\_\_

Notification of Action Mailed to applicant on: \_\_\_\_\_

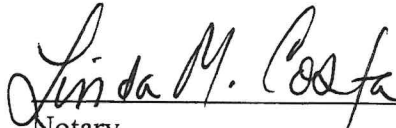
Letter Of Authorization

To whom it may concern,

I, Emily Miles McGinnis, hereby authorize Eleanor McGinnis to act on my behalf in matters related to a property line variance for 508 E Talleyrand Ave.

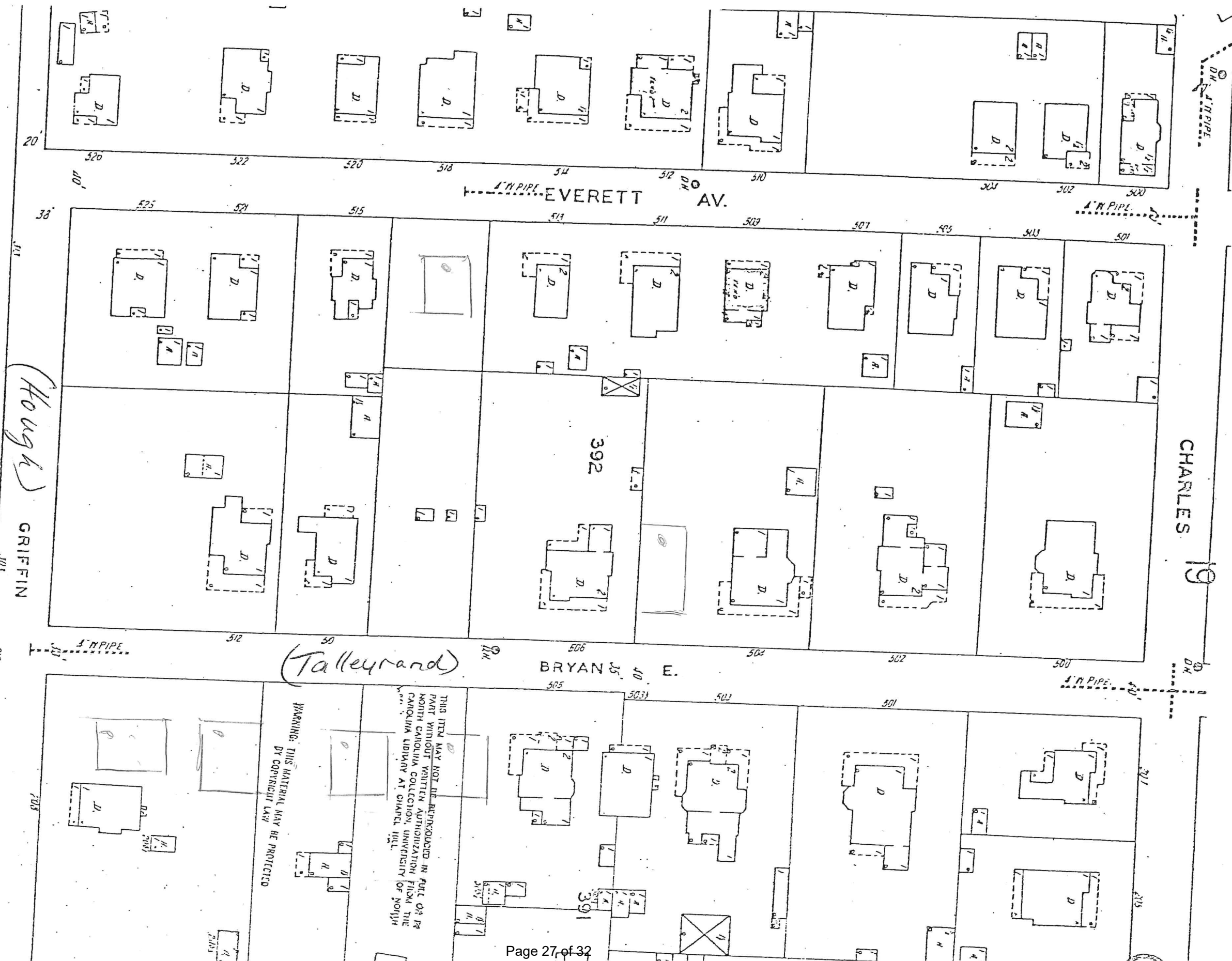
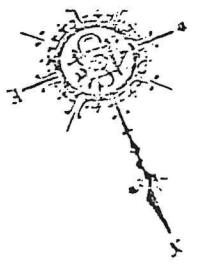
  
\_\_\_\_\_  
Emily Miles McGinnis

7/28/25  
Date

  
\_\_\_\_\_  
Notary  
Union County Notary

7/28/2025  
Date





*(Hougl)*  
GRIFFIN

*(Talleyrand)*  
BRYAN ST. E.

CHARLES 19

WARNING: THIS MATERIAL MAY BE PROTECTED BY COPYRIGHT LAW

THIS ITEM MAY NOT BE REPRODUCED IN FULL OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM THE CAROLINA LIBRARY AT CHARLESTON, UNIVERSITY OF NORTH

Exhibit 5

RMD District Development Standards Table		
Lot	Width <sup>2</sup>	75' Minimum
	Area	12,000 Square Feet Minimum (By-Right) 6,500 Square Feet Minimum (Cluster) (Refer To Table 4.2.2.1)
Additional Standards	<p><sup>1</sup> In any area that is located outside 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.</p> <p><sup>2</sup> Lot width minimum requirements shall not apply to townhomes/attached single family or duplex/triple/quadplex units.</p>	

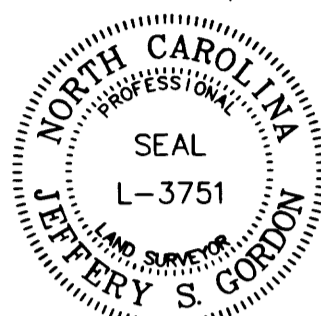
NORTH CAROLINA, UNION COUNTY

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 8178, Page 303); 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 plat was prepared in accordance with G.S. 47-30 as amended.

I also certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Witness my original signature, registration number and seal this 2 day of APRIL, A.D., 2024.

Seal or Stamp



*Jeffery S. Gordon*  
Professional Land Surveyor  
Registration Number  
L-3751

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I (We) am/are the owner(s) of the property described hereon, that the property is within the subdivision jurisdiction of the City of Monroe and that I (We), hereby adopt this plan of subdivision with my, (our free consent and hereby establish all lots and dedicate to the public all streets, alleys, easements, walks, parks and other open spaces as shown hereon unless otherwise noted as private.

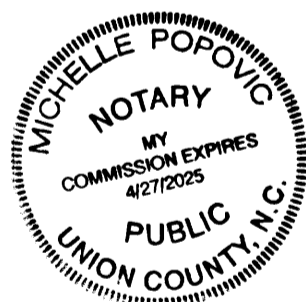
5/3/24  
Date *Lawrence J. Parker*  
Owner

5/3/24  
Date *Crystal Parker*  
Owner

NORTH CAROLINA, UNION COUNTY,

I, Michelle Popovic, THE UNDERSIGNED, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, AFORESAID-CERTIFY THAT Lawrence J. Parker and Crystal Parker PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF May, 2024

MY COMMISSION EXPIRES:



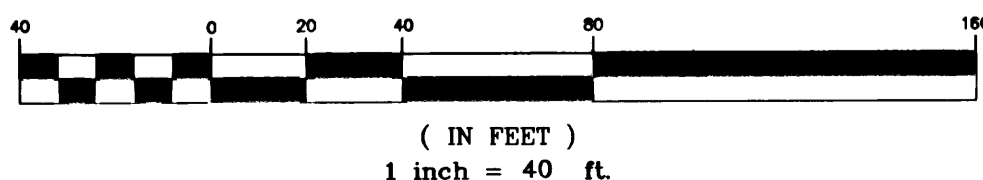
FILED May 16, 2024 02:53 pm  
PLAT SLIDE 0000S - 0021  
INSTRUMENT 11221  
*Geraldine Rodriguez*  
REGISTER OF DEEDS

NOTES:

- TAX I.D. #09-231-078
- AREA CALCULATED BY COORDINATES.
- NO NCGS MONUMENT FOUND WITHIN 2000'
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS
- #5 REBARS SET AT ALL LOT CORNERS UNLESS OTHER WISE NOTED.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY
- THIS PROPERTY IS NOT SUBJECT TO A FEMA REGULATED FLOOD HAZARD ZONE, AS PER NFIP, FIRM MAP, NO. 3710543500J, PANEL 5435, EFFECTIVE DATE: 16 OCTOBER 2008.
- PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHT OF WAYS, EITHER RECORDED OR IMPLIED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 10,261 SF/0.24 AC TO BE DEEDED TO TAX PARCEL #09-231-079 AS A PROPERTY ADDITION ONLY, AND IS NOT CONSIDERED A BUILDABLE LOT.

Current Zoning Information & Setbacks  
RMD - City of Monroe  
Minimum Lot Width = 75'  
Minimum Lot Size = 12,000 SF  
Front Yard Setback = 20'  
Side Yard Setback = 10'  
Rear Yard Setback = 10'

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

( IN FEET )

Parcel Number	Property Name	Mailing Address	City	State	Zip
9231051	GROUP FENIX INC	1230 W ROOSEVELT BLVD	MONROE	NC	28110
09231175A	WIGGINS CLARA P	408 W ROOSEVELT BLVD	MONROE	NC	28110
9231205	MSG COMMERCIAL PROPERTIES LLC	PO BOX 1699	MONROE	NC	28111
9231175	WIGGINS CLARA P	408 W ROOSEVELT BLVD	MONROE	NC	28110
9231174	CURETON RHONDA	395 DURANT ST	MONROE	NC	28112
9231173	CITY OF MONROE	PO BOX 69	MONROE	NC	281110069
9231139	WIGGINS CLARA P	408 W ROOSEVELT BLVD	MONROE	NC	28110
9231102	BURGESS JEAN C	8123 PINE HILL RD	MINT HILL	NC	28227
09231101A	VISWALINGAM VELMURUGAN	515 EVERETTE ST	MONROE	NC	28112
9231100	MENA ALEJANDRO MORAN	512 EVERETTE ST	MONROE	NC	28112
9231098	EG&T CAPITAL LLC	PO BOX 78372	CHARLOTTE	NC	28271
9231099	DMS CAPITAL LLC	2316 WENSLEY DR	CHARLOTTE	NC	28210
9231097	POTTS MEGHAN	520 EVERETTE ST	MONROE	NC	28112
9231096	KARAGOUNIS JOHN	6505 CRANBORNE CHASE CT	CHARLOTTE	NC	28210
9231056	EDWARDS SHARON C	PO BOX 3272	MONROE	NC	281113272
09231071A	MCGINNIS ELEANOR	505 E TALLEYRAND AVE	MONROE	NC	28112
9231086	COVINGTON EARNEST	1211 AUSTIN CHANEY RD	WINGATE	NC	28174
9231092	BUENDIA JESUS DAVILA	517 EVERETTE ST	MONROE	NC	28112
9231080	HERNANDEZ JESUS DIAZ	506 E TALLEYRAND AVE	MONROE	NC	28112
9231067	MAL SINH	11804 SIR FRANCIS DRAKE DR	CHARLOTTE	NC	28277
9231089	CHAMBERS KATHERLEAN B HEIRS	511 E EVERETTE ST	MONROE	NC	28112
9231083	TUCKER DAVID N	PO BOX 2066	MONROE	NC	28111
9231081	HIGHSTONE CAROLYN	504 E TALLEYRAND AVE	MONROE	NC	28112
9231064	SALINA/POMONKEY NORTH CAROLINA LLC	81 SUMMIT ST	HUDSON	NY	12534
9231068	WALTERS JOSEPH	205 CHARLES ST	MONROE	NC	28112
09231064A	SKI MTN RENTAL LLC	1649 S PEAK VIEW DR	CASTLE ROCK	CO	80109
9231084	RS RENTAL III-B LLC	199 LAFAYETTE ST 7TH FLOOR	NEW YORK	NY	10012
9231060	ARCHITEKTON LLC	PO BOX 1637	MONROE	NC	28111
9231057	EDWARDS SHARON C	PO BOX 3272	MONROE	NC	281113272
9231062	MONROE MASONIC LODGE #244 AF & AM C/O B CANNUP JR	PO BOX 944	MONROE	NC	281110944
9231091	TEDESCO PAUL	515 EVERETTE ST	MONROE	NC	28112
9231087	GLENN JOHN JR	507 EVERETT ST	MONROE	NC	28112

9231077	BAISDEN JENNIFER DENISE RENE A	514 EAST TALLEYRAND AVE	MONROE	NC	28112
9231074	MOORE GALARD JR	2524 KING ARTHUR DR	MONROE	NC	28110
9231079	MCGINNIS EMILY M	508 E TALLEYRAND AVE	MONROE	NC	28112
9231058	COVINGTON SHARON E	2009 ROCKYCREEK LN	MONROE	NC	28112
9231090	YANACSEK ROBERT S	513 EVERETT ST	MONROE	NC	28112
9231070	MCGINNIS ELEANOR DUNLAP	505 E TALLEYRAND AVE	MONROE	NC	28112
9231082	MCGINNIS ELEANOR	505 E TALLEYRAND AVE	MONROE	NC	28112
9231063	CHEN KAREN Y	2652 36TH AVE	SAN FRANCISCO	CA	94116
9231078	STEULAND JAYNE K	512 E TALLYRAND AVE	MONROE	NC	28112
9231055	AMDM INVESTMENTS LLC	PO BOX 502	HARRISBURG	NC	28075
9231072	WYNKOOP JOHN D	509 E TALLEYRAND AVE	MONROE	NC	28112
9231069	WHITMAN LUCIDIA GALLEGO	PO BOX 470351	CHARLOTTE	NC	28247
9231066	SALINA/POMONKEY NORTH CAROLINA LLC	81 SUMMIT ST	HUDSON	NY	12534
09231063A	FKH SFR PROPCO I LP\ C/O FIRSTKEY HOMES LLC	600 GALLERIA PARKWAY STE 300	ATLANTA	GA	30339
9231073	SOTELO LAURA DEL CARMEN VEGA	500 N THOMPSON ST	MONROE	NC	28112
9231088	MENDOZA JOSE JUIS	509 EVERETTE ST	MONROE	NC	28112
9231065	HALL ROCKY TRUSTEE	7496 NIXON CT	VENTURA	CA	93003
9231093	SOUTH RIDGE PROPERTIES LLC	2820 SELWYN AVENUE #781	CHARLOTTE	NC	28209
9231071	MCGINNIS ELEANOR D	505E TALLEYRAND AVE	MONROE	NC	28112
9231085	KIRKPATRICK JOHNNY L JR	6419 KIRKPATRICK DR	MARSHVILLE	NC	28103

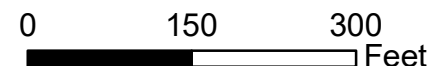
## APO Map

**PLZNA-2026-00024**

### Legend

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

**Notified Parcels: 52**



**Exhibit 9**