

2321 MEFFERT LN

02315116

12/31/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

INDIVIDUAL WATER AND WASTEWATER SYSTEMS PROGRAM
APPLICATION FOR SERVICES

LAND X pd 100.00 check # 8127 2/1/02 CRT

Mecklenburg County Health Dept.
Environmental Health Division
c/o Hal Marshall Ctr., Suite 211
700 N. Tryon St.
Charlotte, NC 28202
(704)336-5102

2403B

PERSON FILING APPLICATION:
NAME: Beaty (last) Richard (first) G (mi)
ADDRESS: 2321 MEFFERT LN PHONE: 704 375 9222 WORK
CITY: Charlotte STATE: NC ZIPCODE: 28214

Date: 2-1-02

PROPERTY INFORMATION (FROM ENGINEERING FORM):
TAX/PARCEL NUMBER: 02315116
STREET ADDRESS: 2321 MEFFERT LN
Charlotte NC 28214
ZONING:

PROPERTY OWNER:
NAME: same as above (last) (first) (mi)
MAIL only ADDRESS: PO Box 791002 PHONE: (__) _____
CITY: Chl NC 28206 STATE: ZIPCODE:

SUBDIVISION OR MOBILE HOME PARK NAME:

Township (check one):
[X] 0 Mecklenburg County [] 2 Davidson [] 4 Pineville [] 6 Huntersville
[] 1 Charlotte [] 3 Cornelius [] 5 Matthews [] 7 Mint Hill

LOT NUMBER: 27 LOT SIZE (in acres):

TYPE APPLICATION (check one):
[redacted]
[redacted] 1963 moving old house replacing w/new
[] EXCHANGE MOBILE HOME - SAME # BEDROOMS (Y)
[] ADDITION - INCREASE ROOMS/OCCUPANCY/MOBILE HOME SIZE (A or M)
[] COMMERCIAL OR INDUSTRIAL (N)
[redacted]
[] ADDITION - GARAGE OR RENOVATION/NO MAJOR CHANGES (X)
[redacted]

RESIDENTIAL PROPERTY (Type Building, check one):
[] SINGLE MOBILE HOME (S) [X] HOUSE (H) [] MULTIPLE FAMILY (U)
[] DOUBLE WIDE (D) [] MODULAR HOME (M) [] OTHER _____ (O)

NUMBER BEDROOMS: 2 NUMBER OCCUPANTS: 2
SYSTEM CLASSIFICATION:

COMMERCIAL/INDUSTRIAL PROPERTY:
Type Business _____ # Employees ___ Per Shift ___ ___ ___
Industrial Wastes (Y/N) ___
Underground Storage Tanks On Property (Y/N) ___ Type _____

WATER SUPPLY (check one):
[] Community (C) [] Shared Well (S)
[] Municipal (M) [] Other 'spring' (O)
[X] Private Well (P)

FUTURE ADDITIONS - ALL PLANNED ADDITIONS MUST BE ENTERED (check all that apply):
[] Swimming Pool [] Jacuzzi [] Stable/Barn [] Workshop [] None
[] Garage [] Storage Building [] Deck/Patio [] Bedrooms [] Other

The undersigned, owner, or legal agent for the owner, of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY HEALTH DEPARTMENT to enter onto the property for the purpose of processing this request.

Signed: X 2-1-02 Date: Richard G Beaty

NOTICE:

The undersigned, an authorized agent of the MECKLENBURG COUNTY HEALTH DEPARTMENT, certifies that the Department has approved the Request for the Job Location contained in this document. This approval is granted in accordance with the provisions of Laws And Rules For Sanitary Sewage Collection, Treatment And Disposal in effect at the time of issuance of the permit and is subject to the following provisions:

...No work shall be conducted on the septic tank system until an installation, Construction, Alteration and/or Repair approval is granted by this Department.

...This permit is not transferable.

...O.K. to use existing system to tear down existing house and replace with Modular Home. Two Bedrooms ONLY!

[] IMPROVEMENT PERMIT - VALID 60 MONTHS FROM ISSUANCE
[X] MOBILE HOME EXCHANGE APPROVAL - VALID 6 MONTHS FROM ISSUANCE
[] ADDITION/RENOVATION APPROVAL - VALID 1 YEAR FROM ISSUANCE

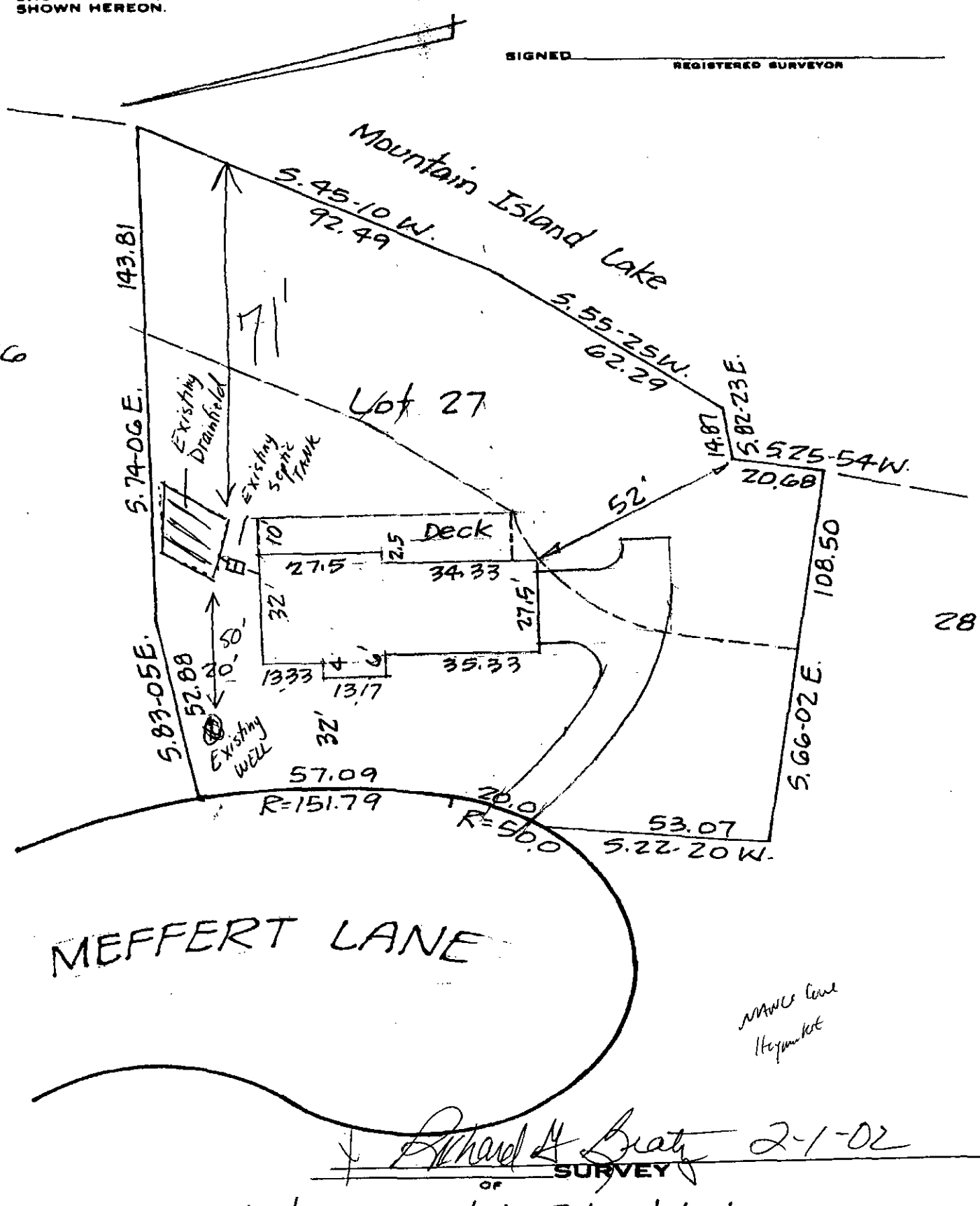
Tommy P. Mecklenburg RS 2/7/02
Environmentalist Date

WATER : 122791

File # 2403B

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 19____ I, SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE SHOWN HEREON.

SIGNED _____ REGISTERED SURVEYOR



Richard H. Beaty 2-1-02

SURVEY OF

Lot 27 Mountain Island Lake
Paw Creek Township, Mecklenburg Co., N.C.

SCALE 1"=30'

THE PROPERTY OF

MAP RECORDED IN BOOK ___ AT PAGE 111 DEED RECORDED IN BOOK PAGE

DUNCAN-PARNELL INC. CHARLOTTE, NC 704-372-7780 N080986

MECKLENBURG COUNTY
Land Use and Environmental Services Agency

CERTIFIED MAIL

Mr. Richard Beaty
2321 Meffert Lane
Charlotte, North Carolina 28214

RE: APPLICATION FOR A VARIANCE
2321 MEFFERT LANE
CASE NUMBER 02-42

Dear Mr. Beaty:

At its meeting on April 30, 2002, the City of Charlotte ("City") Zoning Board of Adjustment ("Board") **granted** a 48-foot variance from the required 100-foot vegetative buffer along Mountain Island Lake to allow the construction of a single-family detached dwelling unit located in the Mountain Island Lake Watershed Overlay District. Attached is a survey showing the proposed location of the dwelling unit. The granting of the variance is subject to the condition that the Mecklenburg County Environmental Protection Department shall approve a landscaping mitigation plan before the issuance of a building permit for a single-family dwelling unit upon the applicants' premises.

David Caldwell to appear in person for permit

The Board based its decision on the following findings of fact:

1. Mr . Richard Beaty owns tax code parcel number 023-151-16, which is located at 2321 Meffert Lane. This parcel is zoned R-5.

2. City of Charlotte Zoning Ordinance ("Ordinance") Section ("§")10.508(1) requires a vegetative buffer along the shoreline of Mountain Island Lake measured from the normal pool level. The specified area is Critical Area 4, which requires a minimum buffer of 100 feet.

3. The new dwelling unit will replace an existing dwelling unit and will result in having less impervious area on the lot.

4. The dwelling unit cannot be located anywhere else on the lot, because there is so little buildable area.

5. The proposed plan with the dwelling unit will result in better water quality control.

Based upon the above findings of fact, the Zoning Board of Adjustment concludes that the applicant has met each of the three standards stated in §5.108(1) of the City of Charlotte Zoning Ordinance, and more specifically:

1. The hardship is the impact of the Ordinance's 100 foot buffer requirement upon this particular lot.

2. The spirit of the Ordinance shall be observed, because a mitigation plan will enforce the safety and welfare of the public and preserves the objectives of the watershed overlay district.

All applicable permits must be obtained from the Land Use and Environmental Services Department, which has been notified of this decision. The Charlotte Zoning Ordinance Code §5.111, provides that unless otherwise specified by the Board, any decision of the board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

The Board's decision on this matter may be appealed to Superior Court within thirty (30) days from the date stated below, which is when the decision of the Board was filed in the Land Use and Environmental Services Department.

Sincerely,

William H. Sturges
Chairperson

Cc: Cary Saul, Director of LUESA
Robert Brandon, Zoning Administrator
Brandon Cole, Zoning Inspector
Keith MacVean, Planning Commission
Scott Putnam, Department of Transportation

DECISION FILED IN THE LAND USE AND ENVIRONMENTAL SERVICES DEPARTMENT

5/29/02
DATE:

ROBERT BRANDON, ZONING ADMINISTRATOR

FEE: NH

DATE: 2/19/98

APPLICATION FOR IMPROVEMENT PERMIT FOR RESIDENTIAL SITE INDIVIDUAL WATER AND WASTEWATER SYSTEMS PROGRAM

[ ] CRT

TYPE APPLICATION: ___ NEW SYSTEM ___ EXPANSION/ ALTERATION OF EXISTING SYSTEM X REPAIR OF EXISTING SYSTEM

NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT,
HEALTH, AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

FILE #: 2403B

PROPERTY INFORMATION (FROM ENGINEERING FORM) FOR JOB LOCATION:

TAX/PARCEL NUMBER: 023-151-16

STREET ADDRESS: 2321 Meffert Lane

SUBDIVISION OR MOBILE HOME PARK NAME:

LOT NUMBER: 27

TYPE OF BUILDING (CHECK ONE):

___ SINGLE MOBILE HOME(S)
___ DOUBLE WIDE (D)
X HOUSE (H)
___ MODULAR HOME (M)
___ MULTIPLE FAMILY (U)
___ OTHER (O)

TOWNSHIP (CHECK ONE):

X 0 MECKLENBURG
___ 1 CHARLOTTE
___ 2 DAVIDSON
___ 3 CORNELIUS
___ 4 PINEVILLE
___ 5 MATTHEWS
___ 6 HUNTERSVILLE
___ 7 MINT HILL

HEATED SQUARE FOOTAGE: 950 SF

NUMBER OF BEDROOMS: 3 NUMBER OF OCCUPANTS: 2

CLOSING DATE: _____

FOUNDATION FOR RESIDENCE:

___ WITHOUT BASEMENT ON SLAB
X CRAWL SPACE
___ WITH BASEMENT /PLUMBING
___ WITH BASEMENT /NO PLUMBING

IF EXPANSION/ALTERATION OF EXISTING SYSTEM, DESCRIBE THE PROPOSED BUILDING ADDITION:

WILL THERE BE A HOME BUSINESS IN THE RESIDENCE: ___ YES X NO TYPE: _____

WATER SUPPLY (CHECK ONE):

___ COMMUNITY (C)
___ MUNICIPAL (M)
X PRIVATE WELL (P)
___ SHARED WELL (S)
___ OTHER 'SPRINGS' (O)

IF ANY OF THE FOLLOWING ARE LOCATED ON THE PROPERTY, PLEASE SHOW LOCATION ON PLAT:

BURIED CABLES, LANDFILLS, STUMPHOLES — X YES ___ NO
EXISTING WASTEWATER SYSTEMS — X YES ___ NO
EASTMENTS OR RIGHT-OF-WAYS — ___ YES X NO
WELL, SPRINGS OR WATERLINES — X YES ___ NO
DESIGNATED WETLANDS — ___ YES X NO

PROPERTY OWNER:

NAME: Beaty (LAST) Richard (FIRST) G (MI)

ADDRESS: 2321 MEFFERT LANE

CITY: Chan. STATE: NC ZIP: 2821[illegible]

DAYTIME PHONE: ( ) 704 - 375 9222 W 394-3556 H

LEGAL AGENT FOR PROPERTY OWNER, IF APPLICABLE:

NAME: (LAST) (FIRST) (MI)

DAYTIME PHONE: ( ) —

WHAT DATE WAS THE PROPERTY ORIGINALLY DEEDED AND RECORDED? 1963 Howard Built

An Improvement Permit is subject to suspension or revocation if site plans or the intended use change or if information submitted in this application is falsified or changed. The undersigned, owner, or legal agent for the owner, of the property described above as the "Job Location" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the Mecklenburg County Health Department to enter onto the property for the purpose of processing this request.

SIGNED: Richard G Beaty DATE: 2-19-98

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
c/o HAL MARSHALL CTR., SUITE 211, 700 N. TRYON ST., CHARLOTTE, N.C. 28202., (704) 336-5102