



VARIANCE APPLICATION

**THIS APPLICATION MUST BE FILED IN PERSON, IT
CAN NOT BE ACCEPTED BY MAIL**

FY2005
Case #: <u>06-007</u>
Date Filed: <u>12-2-05</u>
Meeting Date: <u>1-31-06</u>
Received By: <u>Lobue</u>
Office Use Only

Variance requested on property located at: 2901 Smithfield Church Road

Property Zoned: R-3

Tax Parcel #: 209-201-04

Property Owner: Charlotte Mecklenburg Board of Education

Date Existing Structure Erected: 1964

TO THE CHARLOTTE ZONING BOARD OF ADJUSTMENT:

I Anthony R. Ansaldo, hereby petition the Board of
(name)

Adjustment for a VARIANCE from the literal provisions of the Charlotte Zoning Ordinance because, under the interpretation given to me by the Zoning Administrator, I am prohibited from using the parcel of land described above in a manner shown by the Plot Plan attached to this form. I request a variance from the following provisions of the Zoning Ordinance (cite Section numbers and Code requirements):

Section 12.206 (3) No off-street parking or driveways are permitted in the required setback.....

Describe the VARIANCE being requested on the above referenced property:

Charlotte Mecklenburg Schools proposes to encroach into the required thirty foot (30') setback with a one-way student drop-off lane.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board is required to reach three conclusions as a prerequisite to the issuance of a variance: (a) that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance, (b) that the variance is in harmony with the general purposes and intent of the Ordinance and preserves its spirit, and (c) that in the granting of the variance, the public safety and welfare have been assured and substantial justice has been done. In the following spaces, indicate the facts and the argument you plan to render, in order to convince the Board, to properly determine that each of these three (3) CONCLUSIONS are applicable to this structure and site.

- (a) **THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THE ORDINANCE.** The courts have developed three rules to determine whether, in a particular situation, "practical difficulties or unnecessary hardships" exist. State facts and arguments in support of each of the following:

- (1) **If the property owner/applicant complies with the provisions of the Ordinance, the property owner can secure no reasonable return from, or make no reasonable use of, his property.** (It is not sufficient that failure to grant the variance simply makes the property less valuable.)

The Student Drop-off Lane cannot be routed from the side entrance to the front of the School without encroaching into the setback. CMS and CDOT require a Car Que of 2003 linear feet. In order to maintain a continuous que lane from entrance to drop-off, the drive needs to encroach into the setback.

- (2) **The hardship of which the Applicant complains results from unique circumstances related to the Applicant's land.** (Note: Hardships common to an entire neighborhood, resulting from overly restrictive zoning regulations, should be referred to the Charlotte-Mecklenburg Planning Commission. Also, unique personal or family hardships are irrelevant since a variance, if granted, runs with the life of the land.)

Quail Hollow Middle School was originally constructed in the early 1960s. The building consists of wings to serve the 6th, 7th and 8th grade students and the building was situated very close to the front property line. In order to expand the 7th and 8th-grade wings, the only option is to expand to the south, towards the front property line. The building expansion remains outside of the setback; however, the shift forces the student drop-off lane into the setback.

- (3) The hardship is not the result of the Applicant's own actions.

The existing configuration of the school building has dictated the expansion possibilities. The need for a continuous, on-site drop-off/queue lane is necessary for the safe, efficient operation of the School and to maintain overall traffic flow on Smithfield Road.

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- (b) **THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE AND PRESERVES ITS SPIRIT.** (State facts and

arguments to show that the requested variance represents the least possible deviation from the letter of the Ordinance to allow a reasonable use of the land; and, that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.)

CMS staff and Design Team have met with CDOT staff to review the project conditions. CDOT has requested that CMS widen Smithfield Church Road to include a middle turn lane, curb and gutter and storm drainage system. CDOT fully supports the Variance to allow the encroachment of the Drop-off/Queue lane into the setback.

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- (c) **THE GRANTING OF THE VARIANCE SECURES THE PUBLIC SAFETY AND WELFARE AND DOES SUBSTANTIAL JUSTICE.** (State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the Applicant.)

The original layout for the school involved a separate paring lot entrance and a circular driveway for student drop-off, resulting in three separate driveways very closely spaced along Smithfield Church Road. Vehicles dropping off and picking up students would pull into the parking area, loop around and back out onto Smithfield Ch. Rd. before re-entering the circular drop-off drive. This created numerous traffic and safety concerns, not only for the students and staff, but for the public in general. It is critical that the driveway remain on-site for continuity and safety.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge,

Anthony R. Ansaldo

Printed Name of Appellant

3301 Stafford Drive

Mailing Address

Charlotte, NC 28208

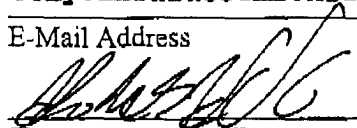
City, State, Zip

980-343-6050 980-343-5241

Telephone Number Fax Number

tony.ansaldo@cms.k12.nc.us

E-Mail Address



Signature of Appellant

Printed Name of Representative (if any)

Mailing Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Represented By (Signature)

IF THE APPELLANT IS NOT THE OWNER OF THE PROPERTY FOR WHICH THE APPEAL IS BEING REQUESTED, indicate the owner's name and address:

Property Owner (If different from Appellant)

Address

City, State & Zip

TYPE OR PRINT below the COMPLETE names, tax parcel numbers, mailing addresses and zip codes for the owners of the adjacent properties, including the properties directly across the street from the property, for which a variance is being requested. (Property ownership information is available at:

**<http://meckcama.co.mecklenburg.nc.us/relookup/> or
<http://mcinf.co.mecklenburg.nc.us:3007/cics/txre/txre00i>**

ADJACENT PROPERTY OWNERS:

- | | | |
|-----|---|---|
| 1. | Southminster Inc.
8919 park Road
Charlotte, Nc 28210 | Tax Parcel # <u>209-511-34</u> |
| 2. | Quail Hollow Presbyterian
Church
8801 Park Road
Charlotte, NC 28210 | Tax Parcel # <u>209-511-35</u> |
| 3. | Camdee and Company, LLC
6400 Fairview Rd.
Charlotte, NC 28210 | Tax Parcel # <u>209-201-05 & 15</u> |
| 4. | Char/Meck Board of
Education
701 E. 2nd Street
Charlotte, NC 28204 | Tax Parcel # <u>209-522-01</u> |
| 5. | Hammlin Park Homeowners
Assoc.
2724 Tiergarten Ln.
Charlotte, NC 28210 | Tax Parcel # <u>207-152-03</u> |
| 6. | Hammlin Park Homeowners
Association
PO Box 240812
Charlotte, NC 28224 | Tax Parcel # <u>207-191-06</u> |
| 7. | . | Tax Parcel # _____ |
| 8. | . | Tax Parcel # _____ |
| 9. | . | Tax Parcel # _____ |
| 10. | . | Tax Parcel # _____ |

These persons, including the Appellant and the representative, will be notified in writing of the time and place of the hearing. (Attach additional sheet if necessary).



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Parcel Information

Parcel ID 20920103	Account INDIVIDUAL	Parent	Previous
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Owner(s)

Owner Name HARRIS CAMERON M HARRIS DOROTHY W WIFE	Mailing Address 6400 FAIRVIEW RD 6400 FAIRVIEW RD	City/State CHARLOTTE NC 28210 CHARLOTTE NC 28210
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Legal Information

Legal NA	Municipality CHARLOTTE	Annexed	Special District	Fire District CITY OF CHARLOTTE	Acreage 19.13
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Total Parcel Assessment & Exemptions

Building 0	Land 7001600	Features 0	Total 7001600	Exemption	Year Approved	Review Date	Amount
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Sales Information

Sale Oct 10 1994	Price 0	Stamps	Qualify OTHER	V/I VAC	DeedBook 07938 - 716	Type DEED STAMPS	Legal Ref. 07938-716	Grantor HARRIS CAMERON M % C
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Land Use

Use C700	Units 833520	Type SF	Neighborhood RE04	Assessment 7001600
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Building Information

Bldg	Description	Type	Year Built	Property Location PARK RD CHARLOTTE					
Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value	
Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths

Sub Areas

Bldg	Description	Size
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Depreciation

Bldg	Physical	Functional	Economic	Special	Override
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Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2003	2003	Countywide Revaluation	7001600	0
Oct 22 1998	1998	Equalization of Value	6501460	
Feb 20 1998	1998	Countywide Revaluation	7001570	
Jan 13 1992	1991	Equalization of Value	5334530	
May 22 1991	1991	Countywide Revaluation	6001350	


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Parcel Information

Parcel ID 20920116	Account NC CORP	Parent 20920105	Previous
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Owner(s)

Owner Name CAMDEE LAND COMPANY LLC	Mailing Address 6400 FAIRVIEW RD	City/State CHARLOTTE NC 28210
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Legal Information

Legal L3 M35-115	Municipality CHARLOTTE	Annexed	Special District	Fire District CITY OF CHARLOTTE	Acreage 0.21
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Total Parcel Assessment & Exemptions

Building 0	Land 180000	Features 0	Total 180000	Exemption	Year Approved	Review Date	Amount
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Sales Information

Sale Dec 20 1995	Price 0	Stamps	Qualify	V/I VAC	DeedBook 08402 - 918	Type DEED STAMPS	Legal Ref. 08402-918	Grantor
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Land Use

Use R100	Units 1	Type LT	Neighborhood U941	Assessment 180000
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Building Information

Bldg	Description	Type	Year Built	Property Location 8526 DOUBLE EAGLE GATE WY CHARLOTTE
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Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
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Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
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Sub Areas

Bldg	Description	Size
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Depreciation

Bldg	Physical	Functional	Economic	Special	Override
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Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date Jan 17 2003	Tax Year 2003	Reason Countywide Revaluation	Changed To 180000	Deferred 0
Mar 15 2002	2002	Division of Real Estate and/or New Parce	100000	



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Parcel Information

Parcel ID 20719198	Account PARTNERSHIP	Parent	Previous 20719198
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Owner(s)

Owner Name UDR OF NC LP % UNITED DOMINION REALTY	Mailing Address 1745 SHEA CENTER DR #200	City/State HIGHLANDS RANCH CO 80129
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Legal Information

Legal NA	Municipality CHARLOTTE	Annexed	Special District	Fire District CITY OF CHARLOTTE	Acreage 9.382
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Total Parcel Assessment & Exemptions

Building 4541700	Land 1276900	Features 21500	Total 5840100	Exemption	Year Approved	Review Date	Amount
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Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Aug 31 2004	6525000	13050.0000		IMP	17694 - 672	SPEC WARRNTY	17694-672	SUMMIT PROPERTIES PA
May 18 1995	5974500			IMP	08148 - 873	DEED STAMPS	08148-873	WESTBURY PARK ASSOCI

Land Use

Use A500	Units 9.38	Type AC	Neighborhood AP12	Assessment 1276900
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Building Information

Bldg	Description	Type	Year Built	Property Location
1	SUMMIT CROSSING 128 UNITS Multi-Family	APT-GDN	1985	8842 PARK RD CHARLOTTE
2	Multi-Family	APT-GDN	1985	8840 PARK RD CHARLOTTE
3	Multi-Family	APT-GDN	1985	8838 PARK RD CHARLOTTE
4	Multi-Family	APT-GDN	1985	8832 PARK RD CHARLOTTE
5	Multi-Family	APT-GDN	1985	8834 PARK RD CHARLOTTE
6	Multi-Family	APT-GDN	1985	8826 PARK RD CHARLOTTE
7	Multi-Family	APT-GDN	1985	8828 PARK RD CHARLOTTE
8	Multi-Family	APT-GDN	1985	8830 PARK RD CHARLOTTE
9	Multi-Family	APT-GDN	1985	8800 PARK RD CHARLOTTE
10	Multi-Family	APT-GDN	1985	8802 PARK RD CHARLOTTE
11	Multi-Family	APT-GDN	1985	8804 PARK RD CHARLOTTE
12	Multi-Family	APT-GDN	1985	8812 PARK RD CHARLOTTE
13	Multi-Family	APT-GDN	1985	8814 PARK RD CHARLOTTE
14	Multi-Family	APT-GDN	1985	8816 PARK RD CHARLOTTE
15	Multi-Family	APT-GDN	1985	8824 PARK RD CHARLOTTE
16	Commercial	CLUB-LODGE	1985	8850 PARK RD CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	416800
2	2.0 STORY	8	8608	7784	SLAB-RES	MASONITE -	AVERAGE 04	277200
3	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	288100
4	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	288100
5	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	288100
6	2.0 STORY	8	8608	7784	SLAB-RES	MASONITE -	AVERAGE 04	277200
7	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	288100
8	2.0 STORY	8	8608	7784	SLAB-RES	MASONITE -	AVERAGE 04	277200
9	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	288100
10	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	288100
11	>= 2.5 STY	12	9796	8644	SLAB-RES	MASONITE -	AVERAGE 04	297000
12	2.0 STORY	8	9040	8200	SLAB-RES	MASONITE -	AVERAGE 04	288100
13	>= 2.5 STY	12	9796	8644	SLAB-RES	MASONITE -	AVERAGE 04	297000



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Parcel Information

Parcel ID	Account	Parent	Previous
20719142	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
HEIDER SUSAN J RIGHTS SURVI VIRGINIA SPOUSE	2750 TIERGARTEN LN 2750 TIERGARTEN LN	CHARLOTTE NC 28210 CHARLOTTE NC 28210

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
L71 M20-229	CHARLOTTE			CITY OF CHARLOTTE	0

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
76500	28000	0	104500				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Jan 5 2001	0		LESS \$3000	IMP	11844 - 377	DEED STAMPS	11844-377	MCKINNEY JULIA E
Dec 29 2000	100000			IMP	11828 - 329	DEED STAMPS	11828-329	MCKINNEY JULIA E
Jul 31 1997	81000			IMP	09181 - 971	DEED STAMPS	09181-971	BOOKER DIANNE C

Land Use

Use	Units	Type	Neighborhood	Assessment
R309	1	LT	TH08	28000

Building Information

Bldg	Description	Type	Year Built	Property Location
1	HAMLIN PARK TH Condominium	TOWNHOUSE	1983	2750 TIERGARTEN LN CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	1169	1110	SLAB-RES	EXT PLYWOOD -	GOOD 02	76500

Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	ELECTRIC	1 - FP3	AC-CENTRAL		2	1		0

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1110
1	UTILITY - FINISHED	35
1	PORCH - OPEN - FINISHED	24

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 11%				

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 21 2003	2003	Countywide Revaluation	104500	0
Jan 5 1998	1998	Countywide Revaluation	73760	
Jan 2 1991	1991	Countywide Revaluation	55880	


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Parcel Information

Parcel ID	Account	Parent	Previous
20719141	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
JONES R PASCHAL	2752 TIERGARTEN LN	CHARLOTTE NC 28210
JONES VIRGINIA W WIFE	2752 TIERGARTEN LN	CHARLOTTE NC 28210

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
L70M20-229 2752 TIERGARTEN LN	CHARLOTTE			CITY OF CHARLOTTE	0

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
77400	28000	0	105400				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Jul 20 1992	69000			IMP	06945 - 593	MULT LISTING	06945-593	

Land Use

Use	Units	Type	Neighborhood	Assessment
R309	1	LT	TH08	28000

Building Information

Bldg	Description	Type	Year Built	Property Location
1	HAMLIN PARK TH Condominium	TOWNHOUSE	1983	2752 TIERGARTEN LN CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	1205	1110	SLAB-RES	EXT PLYWOOD -	GOOD 02	77400

Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	ELECTRIC	1 - FP3	AC-CENTRAL		2	1		0

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1110
1	PORCH - OPEN - FINISHED	60
1	UTILITY - FINISHED	35

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 11%				

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 21 2003	2003	Countywide Revaluation	105400	0
Jan 5 1998	1998	Countywide Revaluation	74400	
Jan 2 1991	1991	Countywide Revaluation	56350	


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Parcel Information

Parcel ID	Account	Parent	Previous
20719196	NC CORP		

Owner(s)

Owner Name	Mailing Address	City/State
HAMLIN PARK HOMES ASSOCIATION	PO BOX 240812	CHARLOTTE NC 28224-0812

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
M20-229	CHARLOTTE			CITY OF CHARLOTTE	2.16

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
0	0	0	0				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Jul 5 1983	0			VAC	04693 - 717	DEED STAMPS	04693-717	

Land Use

Use	Units	Type	Neighborhood	Assessment
R371	1	LT	TH08	0

Building Information

Bldg	Description	Type	Year Built	Property Location
				2768 TIERGARTEN LN CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
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Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
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Sub Areas

Bldg	Description	Size
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Depreciation

Bldg	Physical	Functional	Economic	Special	Override
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Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 21 2003	2003	Countywide Revaluation	0	0
Jan 5 1998	1998	Countywide Revaluation		
Jun 14 1991	1991	Countywide Revaluation		



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Parcel Information

Parcel ID	Account	Parent	Previous
20719101	NC CORP		

Owner(s)

Owner Name	Mailing Address	City/State
HAMLIN PARK HOMEOWNERS ASSOC	PO BOX 240812	CHARLOTTE NC 28224-0812

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
M20-78 & 137	CHARLOTTE			CITY OF CHARLOTTE	2.3

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
0	0	0	0				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Jul 5 1983	0			VAC	04693 - 717	WARRANTY D	04693-717	

Land Use

Use	Units	Type	Neighborhood	Assessment
R371	1	LT	TH12	0

Building Information

Bldg	Description	Type	Year Built	Property Location
				2765 TIERGARTEN LN CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value

Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths

Sub Areas

Bldg	Description	Size

Depreciation

Bldg	Physical	Functional	Economic	Special	Override

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 21 2003	2003	Countywide Revaluation	0	0
Jan 5 1998	1998	Countywide Revaluation		
Jan 2 1991	1991	Countywide Revaluation		



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Parcel Information

Parcel ID	Account	Parent	Previous
20719101	NC CORP		

Owner(s)

Owner Name	Mailing Address	City/State
HAMLIN PARK HOMEOWNERS ASSOC	PO BOX 240812	CHARLOTTE NC 28224-0812

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
M20-78 & 137	CHARLOTTE			CITY OF CHARLOTTE	2.3

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
0	0	0	0				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Jul 5 1983	0			VAC	04693 - 717	WARRANTY D	04693-717	

Land Use

Use	Units	Type	Neighborhood	Assessment
R371	1	LT	TH12	0

Building Information

Bldg	Description	Type	Year Built	Property Location
				2765 TIERGARTEN LN CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
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Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
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Sub Areas

Bldg	Description	Size
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Depreciation

Bldg	Physical	Functional	Economic	Special	Override
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Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 21 2003	2003	Countywide Revaluation	0	0
Jan 5 1998	1998	Countywide Revaluation		
Jan 2 1991	1991	Countywide Revaluation		



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Parcel Information

Parcel ID	Account	Parent	Previous
20715305	NC CORP		

Owner(s)

Owner Name	Mailing Address	City/State
QUAIL CORNERS ASSOCIATES LLC	227 W TRADE ST #800	CHARLOTTE NC 28202
% CROSLAND INC	227 W TRADE ST #800	CHARLOTTE NC 28202

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
NA	CHARLOTTE			CITY OF CHARLOTTE	1.17

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
149100	738900	9600	897600				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Apr 1 1998	0		BLDR SALE	IMP	09597 - 414	DEED STAMPS	09597-414	CROSLAND GROUP INC T
Jan 10 1995	0		OTHER	IMP	08026 - 236	DEED STAMPS	08026-236	QUAIL CORNERS ASSOC

Land Use

Use	Units	Type	Neighborhood	Assessment
C700	51313.68	SF	RE04	738900

Building Information

Bldg	Description	Type	Year Built	Property Location
1	SALSARITAS Commercial	RESTAURANT	1983	8600 PARK RD CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	2725	2305	SLAB-COM	CEM BR/SPL B -	VERY GOOD 02	149100

Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS		AC-CENTRAL	6	0	0		0

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	2305
1	CANOPY	420

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 21%				

Special Features & Yard Items

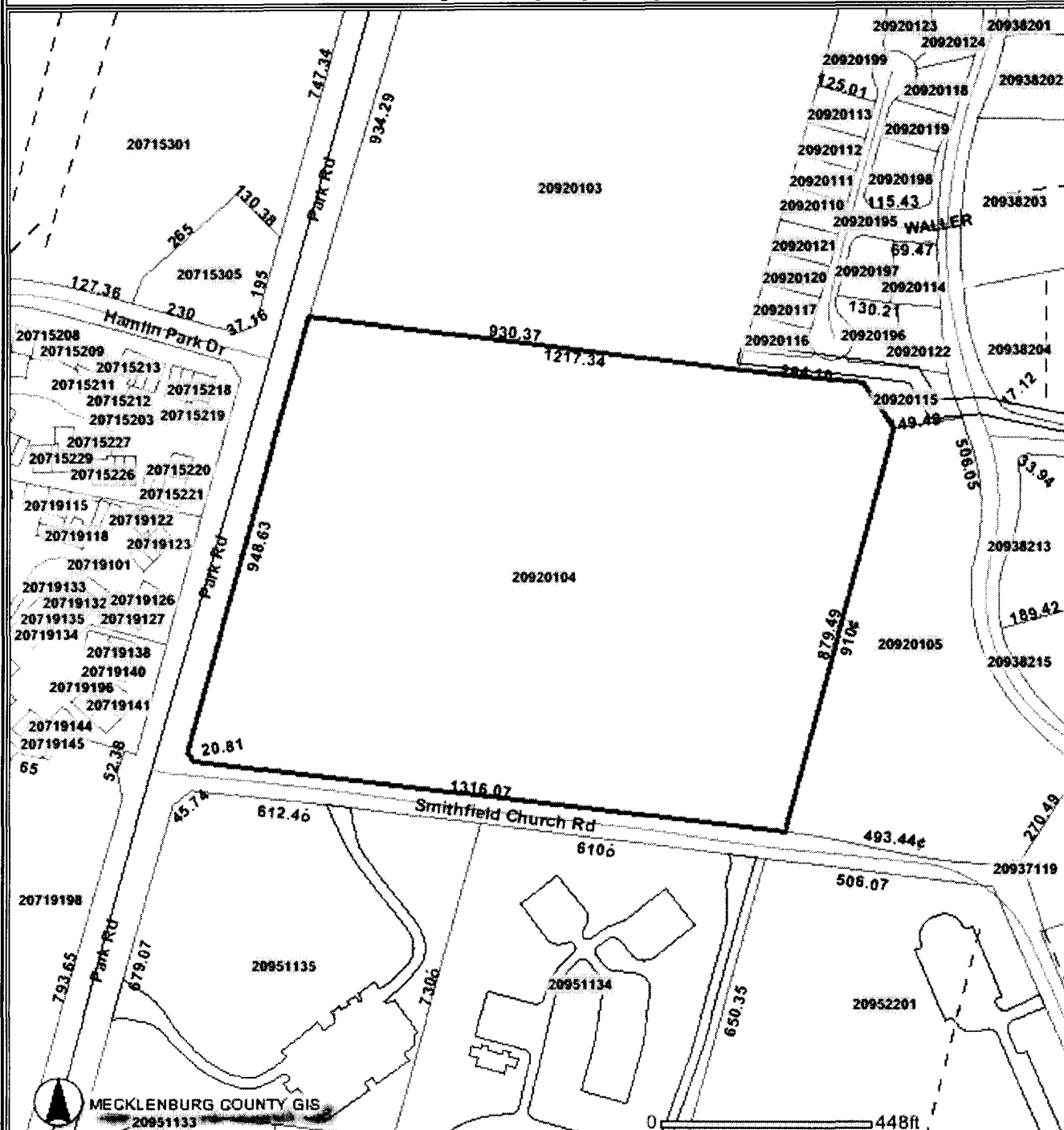
Bldg	Built	Type	Quantity	Units	Value
1	1983	ASPH PAVING	1	19200	7400
1	1983	BANK	1	10X12	2200

Value Changes

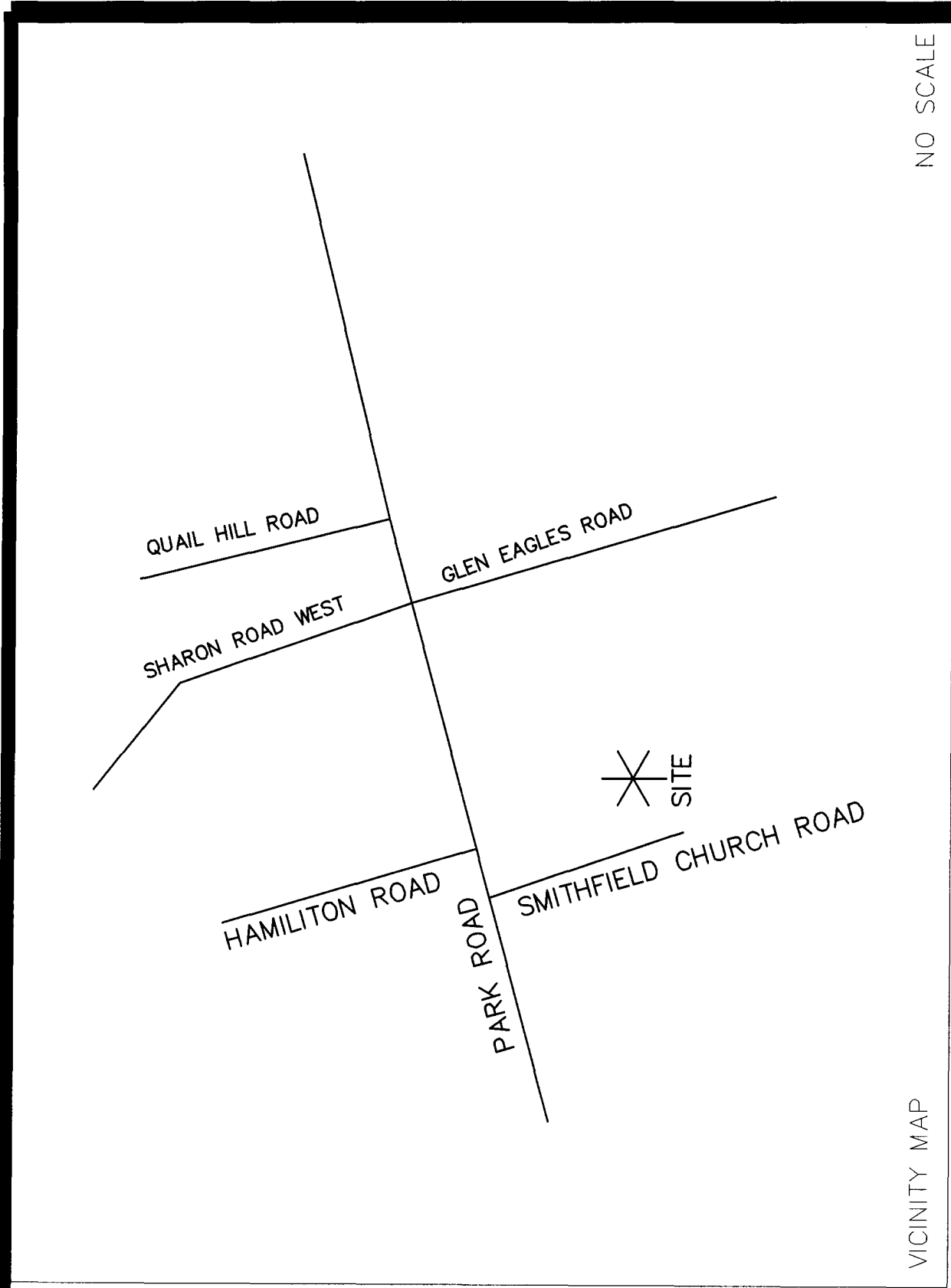
Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2003	2003	Countywide Revaluation	897600	0
Mar 21 2003	2003	Countywide Revaluation	897600	0
Mar 15 2002	2002	Remodeled Improvements and/or New Additi	771930	
Jun 18 1999	1999	Change in Zoning and/or Use	799880	
Feb 20 1998	1998	Countywide Revaluation	866150	
Oct 8 1991	1991	Reviewed - No change in value	828180	
Jul 24 1991	1991	Countywide Revaluation	828180	

POLARIS

Date Printed: Mon Nov 28 13:35:15 EST 2005



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



NO SCALE

VICINITY MAP

NOTES

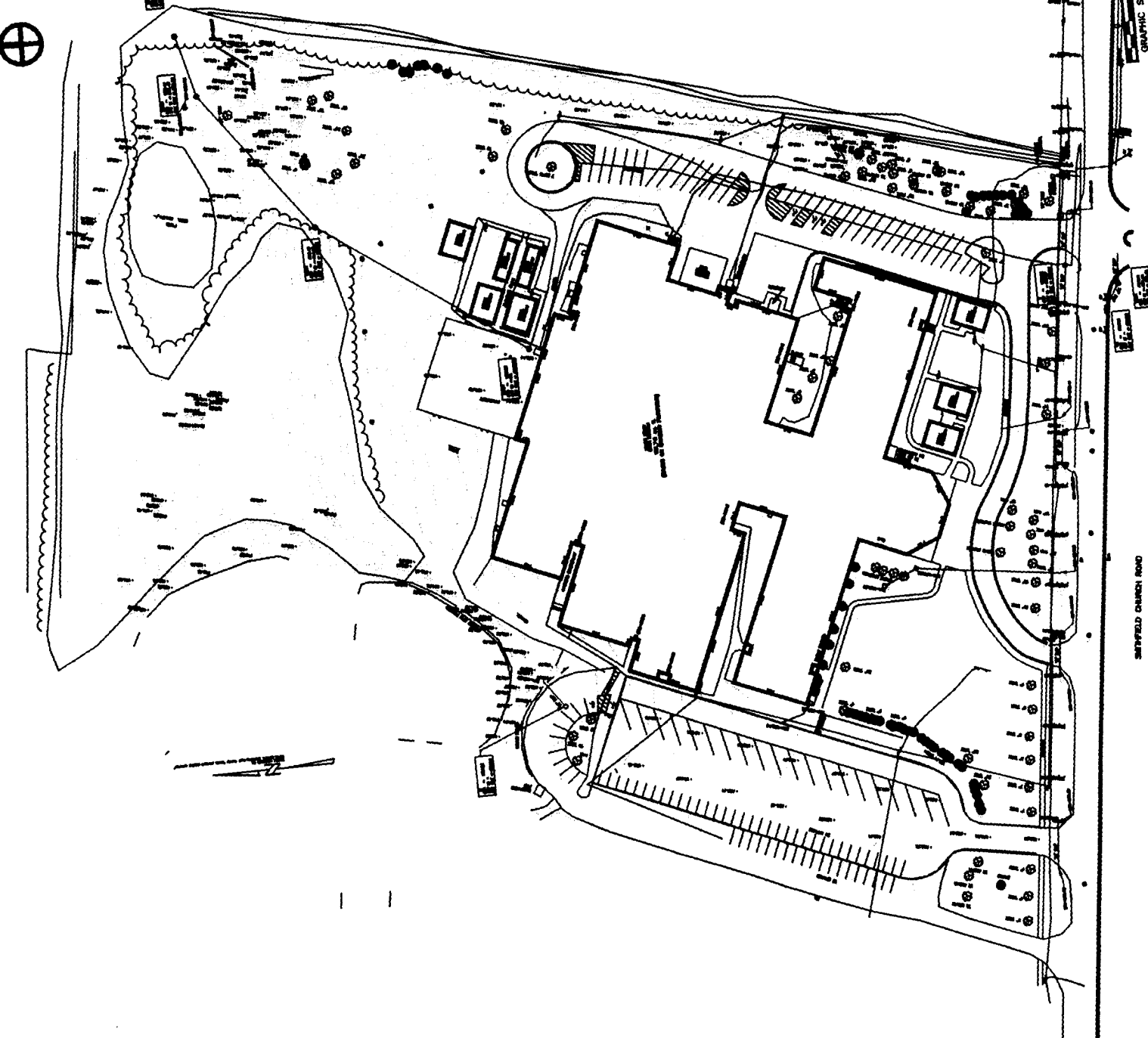
WILFRED CHURCH BOND

2. 2021/12/15

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637

Year	Score & Rank
2000	90.00 & 1st
2001	85.00 & 2nd
2002	80.00 & 3rd
2003	75.00 & 4th
2004	70.00 & 5th
2005	65.00 & 6th
2006	60.00 & 7th
2007	55.00 & 8th
2008	50.00 & 9th
2009	45.00 & 10th
2010	40.00 & 11th
2011	35.00 & 12th
2012	30.00 & 13th
2013	25.00 & 14th
2014	20.00 & 15th
2015	15.00 & 16th
2016	10.00 & 17th
2017	5.00 & 18th
2018	0.00 & 19th
2019	0.00 & 20th
2020	0.00 & 21st
2021	0.00 & 22nd
2022	0.00 & 23rd
2023	0.00 & 24th
2024	0.00 & 25th
2025	0.00 & 26th
2026	0.00 & 27th
2027	0.00 & 28th
2028	0.00 & 29th
2029	0.00 & 30th
2030	0.00 & 31st
2031	0.00 & 32nd
2032	0.00 & 33rd
2033	0.00 & 34th
2034	0.00 & 35th
2035	0.00 & 36th
2036	0.00 & 37th
2037	0.00 & 38th
2038	0.00 & 39th
2039	0.00 & 40th
2040	0.00 & 41st
2041	0.00 & 42nd
2042	0.00 & 43rd
2043	0.00 & 44th
2044	0.00 & 45th
2045	0.00 & 46th
2046	0.00 & 47th
2047	0.00 & 48th
2048	0.00 & 49th
2049	0.00 & 50th
2050	0.00 & 51st
2051	0.00 & 52nd
2052	0.00 & 53rd
2053	0.00 & 54th
2054	0.00 & 55th
2055	0.00 & 56th
2056	0.00 & 57th
2057	0.00 & 58th
2058	0.00 & 59th
2059	0.00 & 60th
2060	0.00 & 61st
2061	0.00 & 62nd
2062	0.00 & 63rd
2063	0.00 & 64th
2064	0.00 & 65th
2065	0.00 & 66th
2066	0.00 & 67th
2067	0.00 & 68th
2068	0.00 & 69th
2069	0.00 & 70th
2070	0.00 & 71st
2071	0.00 & 72nd
2072	0.00 & 73rd
2073	0.00 & 74th
2074	0.00 & 75th
2075	0.00 & 76th
2076	0.00 & 77th
2077	0.00 & 78th
2078	0.00 & 79th
2079	0.00 & 80th
2080	0.00 & 81st
2081	0.00 & 82nd
2082	0.00 & 83rd
2083	0.00 & 84th
2084	0.00 & 85th
2085	0.00 & 86th
2086	0.00 & 87th
2087	0.00 & 88th
2088	0.00 & 89th
2089	0.00 & 90th
2090	0.00 & 91st
2091	0.00 & 92nd
2092	0.00 & 93rd
2093	0.00 & 94th
2094	0.00 & 95th
2095	0.00 & 96th
2096	0.00 & 97th
2097	0.00 & 98th
2098	0.00 & 99th
2099	0.00 & 100th

PRELIMINARY DRAWINGS FOR
REVIEW PURPOSES ONLY.
DO NOT USE FOR CONSTRUCTION



PARK ROAD

SMITHFIELD CHURCH ROAD

SMITHFIELD CHURCH ROAD

QUAIL HOLLOW MIDDLE SCHOOL

LOT 1 - 1.00 AC.
 LOT 2 - 1.00 AC.
 TOTAL AREA - 2.00 AC.
 TOTAL AREA - 2.00 AC.
 TOTAL AREA - 2.00 AC.

GRAPHIC SCALE (1" = 40'-0")

NO.	DESCRIPTION	AMOUNT	UNIT
1	EXISTING	25	AC
2	NEW	25	AC
3	TOTAL	50	AC

C3.0

Layout and Utility Plan

Quail Hollow Middle School Additions and Renovations

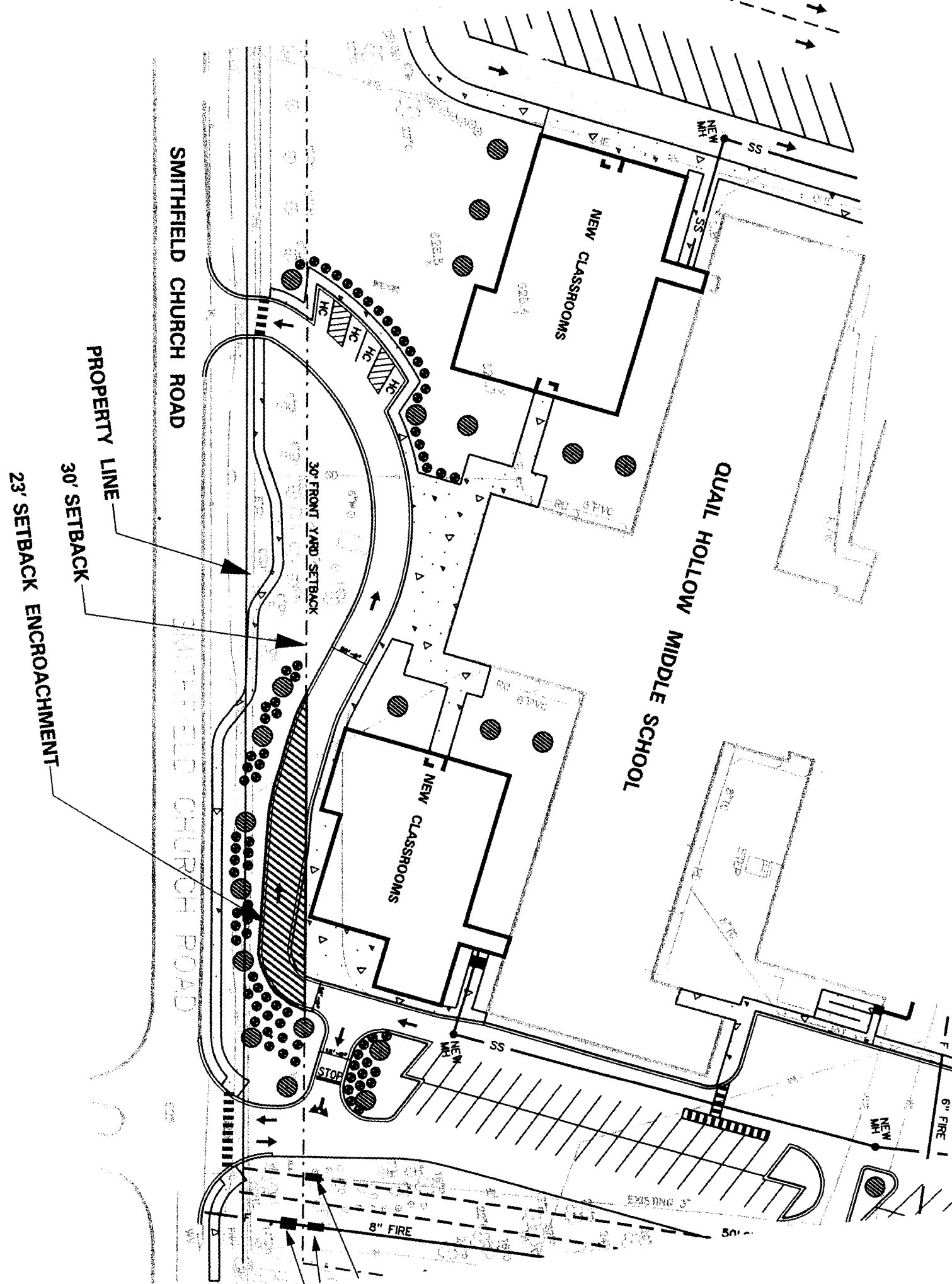
NO.	DESCRIPTION	AMOUNT	UNIT
1	EXISTING	25	AC
2	NEW	25	AC
3	TOTAL	50	AC

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION

DATE: 10/1/00
 DRAWN BY: J. L. HARRIS
 CHECKED BY: J. L. HARRIS
 APPROVED BY: J. L. HARRIS



DATE: 10/1/00
 DRAWN BY: J. L. HARRIS
 CHECKED BY: J. L. HARRIS
 APPROVED BY: J. L. HARRIS



QUAIL HOLLOW MIDDLE SCHOOL

NEW CLASSROOMS

NEW CLASSROOMS

SMITHFIELD CHURCH ROAD

SMITHFIELD CHURCH ROAD

PROPERTY LINE

30' SETBACK

23' SETBACK ENCROACHMENT

30' FRONT YARD SETBACK

8" FIRE

6" FIRE

NEW MH

NEW MH

SS

SS

8" FIRE

8" FIRE

8" FIRE

8" FIRE

8" FIRE

8" FIRE

8" FIRE

8" FIRE