



VARIANCE APPLICATION

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

FY2005
Case #: <u>06-025</u>
Date Filed: <u>2-3-06</u>
Meeting Date: <u>03-28-06</u>
Received By: _____
Office Use Only

Variance requested on property located at: 2318 Cumberland Ave. / Charlotte / 28203

Property Zoned: R-3 R-5

Tax Parcel #: 15103354

Property Owner: David + Sabine Schwieman

Date Existing Structure Erected: Appr. 1955

TO THE CHARLOTTE ZONING BOARD OF ADJUSTMENT:

I David R. Schwieman, 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):

Chapter 9 - (Floorplan Regulations) 18(h)(2)

The administrator has not been informed of any opposition by surrounding property owners (Parcel ID 15103379 reflects)

Describe the VARIANCE being requested on the above referenced property:

Variance for an administrative approval by the local
Floor plan administrator to grant administrative an administrative
approval for deviations for section 18 of Chapter 9. (h)(2)

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 objective of the variance is to allow an addition to an existing single-family residence to take place. The residence was constructed in 1955 and was not in a floodplain at the time. At present, the residence is in the floodplain and is prone to flood waters during heavy rains. The elevation and additions to the residence will create a residence that is well above the floodplain and have a "ZERO" impact, (meaning no negative impact), to the present floodplain and or the surrounding area. The elevation and addition will create a residence free from flood damage, which is not the case at present. At present, the house is occupied, but un-sellable.

- (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.)

All engineering evaluations, (No Impact Analysis), and needed requirements have been performed and meet or exceed the requirements for our project. The only item that is not met is an objection from a neighbor, Parcel #15103379. At every heavy rain, the potential of flooding of our house is real. We should not have to live in fear of flooding because a neighbor objects to our attempt to improve our property. The only item impeding our project is our neighbor's obstruction.

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

The house that we have and live in was built in 1955. No flood problems existed at that time. Development over the years has resulted in a run-off problem, which results in a flash flood problem. Our project is to help our situation, but not affect any other property and or public policy in any adverse way. It is a problem that exists and we need to address/solve the problem.

- (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.)
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Yes. Again, the only remaining item is our neighbor's objection. All other provisions of Chapter 9, the Floodplain Regulations, section 9-18 have been met. A positive response by Mr. Bill Tingle, the county Floodplain Administrator is attached.

- (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 benefit to us, as property owners, is obvious. We will be able to live in Charlotte, North Carolina in an existing residence that is safe from floodwaters. Our engineering, reviewed by Charlotte-Mecklenburg Storm Water Services, shows that no negative impact will result in our variance. The General public will not have our house on a list of flood-damaged units, and will see a progressive approach to a floodplain residence problem.

ADJACENT PROPERTY OWNERS:

1. Preston W. Gray Tax Parcel # 15103353
2408 Cumberland Ave
Charlotte, NC 28203

2. Kenneth Lee Tax Parcel # 15102459
2321 Cumberland Ave
Charlotte, NC 28203

★ 3. Desiree MacSorley + James Drolet Tax Parcel # 15103379
2310 Cumberland Ave
Charlotte, NC 28203

4. _____ Tax Parcel # _____

5. _____ Tax Parcel # _____

6. _____ Tax Parcel # _____

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).

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

David R. Schwerman
Printed Name of Appellant

Printed Name of Representative (if any)

2318 Cumberland Ave
Mailing Address

Mailing Address

Charlotte, NC 28203
City, State, Zip

City, State, Zip

704-363-7129
Telephone Number Fax Number

Telephone Number Fax Number

DSCHWERMANN@Carolina.RR.Com
E-Mail Address

E-Mail Address


Signature of Appellant

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

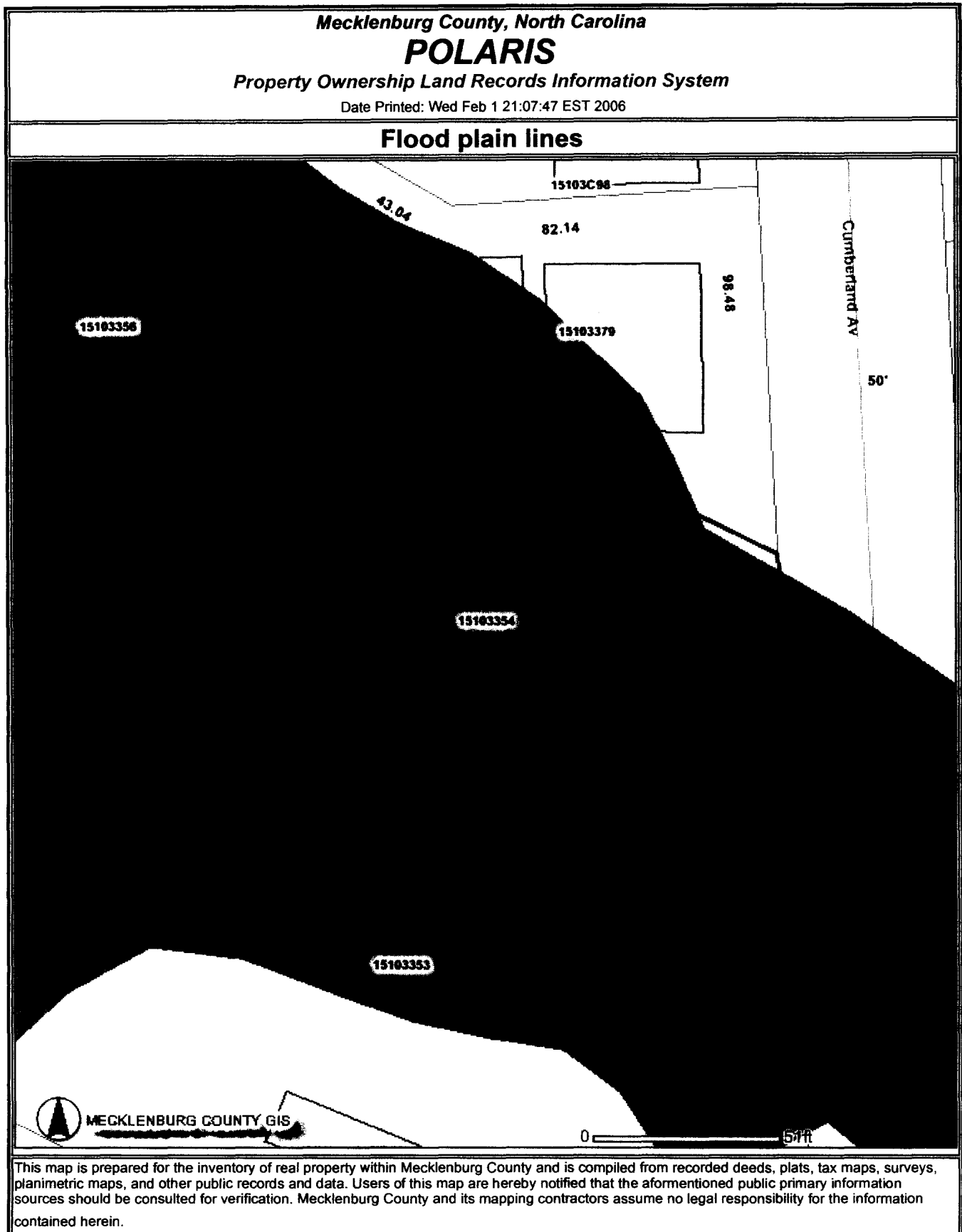
City, State & Zip

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://mcmf.co.mecklenburg.nc.us:3007/cics/txre/txre00i>

ATTACH A PHYSICAL SURVEY OR DRAW A SITE PLAN, TO SCALE, DESCRIBING THE PROPERTY AND VARIANCE REQUEST. PROVIDE ALL APPROPRIATE DIMENSIONS; LOCATE ALL EXISTING AND PROPOSED BUILDINGS/STRUCTURES, AND PROVIDE THEIR DISTANCE TO THE PROPERTY LINES, RIGHTS-OF-WAY, ETC.

*See Attached
Drawing*





MECKLENBURG COUNTY
Land Use and Environmental Services Agency
Flood Mitigation Program

December 9, 2005

Neal Banerjee, PE
Dewberry
6135 Lakeview Road, Suite 400
Charlotte, NC 28269

Re: 2318 Cumberland Avenue
FDP Application # 1108
Dairy Branch – Little Sugar Creek
Panel Number 37119C0206E
Request for Additional Information

Dear Mr. Banerjee,

This responds to your submittal dated November 29, 2005 requesting that Mecklenburg County Storm Water Services issue a Floodplain Development Permit in accordance with the City of Charlotte Floodplain Regulations. Mecklenburg County Storm Water Services has completed a review of the items that you have submitted. The submitted application, flood study and accompanying documents, and project maps were reviewed and have been found to be in compliance with the City of Charlotte Floodplain Regulations. If the construction drawings are modified, the Applicant must submit a revised flood study.

Variance Requirement

As previously stated in the September 1, 2005 letter requesting additional information from the applicant, any proposed encroachment in the FEMA or Community Floodway requires a variance from the Zoning Board of Adjustment or Administrative Approval from the Floodplain Administrator. Since the Floodplain Administrator has been informed of opposition to the project, the applicant must obtain a variance from the Zoning Board of Adjustment before the Floodplain Administrator can issue a Floodplain Development Permit.

- ✓ **Applicant must apply to the Zoning Board of Adjustment for a variance.**

A Floodplain Development Permit application is on file. The permit will not be authorized at this time. If all required items are not submitted within 90 days of the date of this letter, the Floodplain Administrator will treat any subsequent request as an original submittal, and it will be subject to all submittal procedures. If you are unable to meet the 90-day deadline for submittal of required items, and would like us to continue processing your request, you must request an extension of the deadline. This request must be submitted to the Floodplain Administrator in writing and must provide (1) the reason why the data cannot be submitted

within the requested timeframe, and (2) a new date for the submittal of the data.

Please direct all required items and questions concerning your request to David Goode at the address, telephone number, and fax number shown below. When you write us about your request, please include the Floodplains Development Permit Number 1108.

David Goode, P.E., C.F.M.
Mecklenburg County Storm Water Services
700 North Tryon Street
Charlotte, NC 28202
Telephone Number 704-432-3087
Fax Number 704-336-3846



MECKLENBURG COUNTY
Land Use and Environmental Services Agency
Flood Mitigation Program

September 8, 2005

David R Schwieman
2318 Cumberland Avenue
Charlotte, NC 28203

Re: 2318 Cumberland Avenue Floodlands Development Permit

Dear Mr. Schwieman:

I am writing as a follow up to our meeting and phone conversation on Sept 7. Hopefully this letter will help clarify some of the outstanding requirements necessary for the approval of the Floodplain Development Permit for the expansion of your residence. I am also attaching a copy of the letter sent to Neal Banerjee with Dewberry, that also lists some other information that is needed.

Administrative Approval can only be granted if "the administrator has not been informed of any opposition by surrounding property owners" (9-18(h)(2)). We became aware of opposition via a phone call from the owner of 2310 Cumberland Ave to Mr. David Goode on August 29th and a subsequent meeting with the property owner on Sept 1.

Since Administrative Approval cannot be granted, a variance granted by the City of Charlotte Zoning Board of Adjustment will be required prior to approval of the Floodplain Development Permit. A requirement that must be satisfied for a variance to be granted is "a determination that during the occurrence of the Community base flood, the property would have permanent vehicular (including emergency vehicles) access to any building to be constructed on the property" 9-18(f)(3)(iv).

It is my interpretation that a parking area connected to a deck or porch via a boardwalk, at least 4 feet wide, elevated above the Community Base Flood Elevation, would meet this requirement. You may use the revised Community Base Flood Elevation derived from the Flood Impact Assessment prepared by your engineer and approved by Mecklenburg County. You will need to submit a plan showing the location and other information concerning the permanent vehicular access.

You may be aware of the S.W.I.M. Buffer requirements regarding increasing the impervious area on your property. If you need additional information you should contact John McCulloch at 704-336-5500.

Please contact me if you have any questions.

Sincerely,

Bill Tingle
Floodplain Administrator

Mecklenburg County
Land Use and Environmental Services
P.O. Box 31097
700 N Tryon St
Charlotte, NC 28231-1097
(704) 336-3830



Permit: **B1347265**
Issue Date: March 29, 2004

Building Permit

One/Two Family

Property

Address: 2318 CUMBERLAND AVE
Subdivision:

Parcel: 15103354 Lot: Block:
Tax Jurisdiction: CHARLOTTE

Site Details

Land Area (sq. ft.): Parking Required: Front Street:

Lot

Corner: N Through: N Irregular: N

Minimum Setbacks (ft.)

Front: 20 Left: 5 Right: 5 Rear: 35

Project

Project Number: 73661 Occupancy Type: R3 * RESIDENTIAL - SINGLE FAM
Project Name: RES DECKS & ROOM & CLOSE CARPOR Contract Cost: \$64,000
USDC: 434 - HOUSEKEEPING BLDGS(ADDITIONS, CHIMNEYS, CONV, LCD)
Mobile Home: Year/Make: Serial Number:
Heated Area: 925 sq. ft. Unheated Area: 550 sq. ft. Deck Area:

Owner

Name: DAVID & SABINE SCHWEMAN
Phone: (704) 363-7129

Address: 2318 CUMBERLAND AV
CHARLOTTE, NC 28203

Trade Details

Electrical

Total Amps: 200 Number of Circuits: 0 Connections at 120 Volts: 0 Connections Over 120 Volts: 0
Service Type: Existing Utility Company: DUKE ENERGY

Mechanical

No. of Gas Connections: 1 No. of Appliances: 1 Utility Company: PIEDMONT NATURAL GAS
Heating/Cooling:

Plumbing

No. of Fixtures: 6 No. of Appliances: 2

Utilities

Type of Service: Existing

	Public Meter/Connection		Private Service	
	Individual	Master	Individual	Community
Water/Well:	Yes	No	No	No
Sewer/Septic:	Yes	No	No	No

*This permit will expire if work either has not started within 6 months or is discontinued for a period of 12 months.
No credit or refund will be given unless applied for within 120 days after a permit has expired.*

Mecklenburg County
Land Use and Environmental Services
P.O. Box 31097
700 N Tryon St
Charlotte, NC 28231-1097
(704) 336-3830



Permit: **B1347265**
Issue Date: March 29, 2004

Building Permit

One/Two Family

Contractors

Building Contractor	SCHWIEMAN, DAVID	Contractor ID:
Phone:		License # :
Address:	2318 CUMBERLAND AV. CHARLOTTE, North Carolina 28205	Contract Cost: \$ 56,000
		Home Owner: Yes
		Permit Number: B1347265
Electrical Contractor	AMERICAN ELECTRIC CORP	Contractor ID: E04040
Phone:	(704) 334-0680	License # : 0000004099
Address:	2323 THE PLAZA CHARLOTTE,, NC 28205	Contract Cost: \$ 2,000
		Home Owner: No
		Permit Number: E1347267
Mechanical Contractor	ANDERSEN SERVICE INC	Contractor ID: X27930
Phone:	(704) 596-2525	License # : 00000150290000017852000
Address:	P O BOX 561897 CHARLOTTE, NC 28256	Contract Cost: \$ 4,000
		Home Owner: No
		Permit Number: M1347269
Plumbing Contractor	ICA PLUMBING INC	Contractor ID: X36302
Phone:	(704) 947-2885	License # : 00000233520000019319
Address:	5006 BEATTIES FORD RD CHARLOTTE, NC 28216	Contract Cost: \$ 2,000
		Home Owner: No
		Permit Number: P1347268

Fees

Permit Fee:	\$652.70	Fax Fee:	\$0.00	Fast Track Fee:	\$0.00
Double Fee:	\$0.00	Home Owner Recovery Fund:	\$0.00	Fee Adjustment:	\$0.00
Fire Damage Fee:	\$0.00	NESHAP Fee:	\$0.00	Total Fee:	\$652.70
Permit Fee Type: Construction		Charge To Account: No			

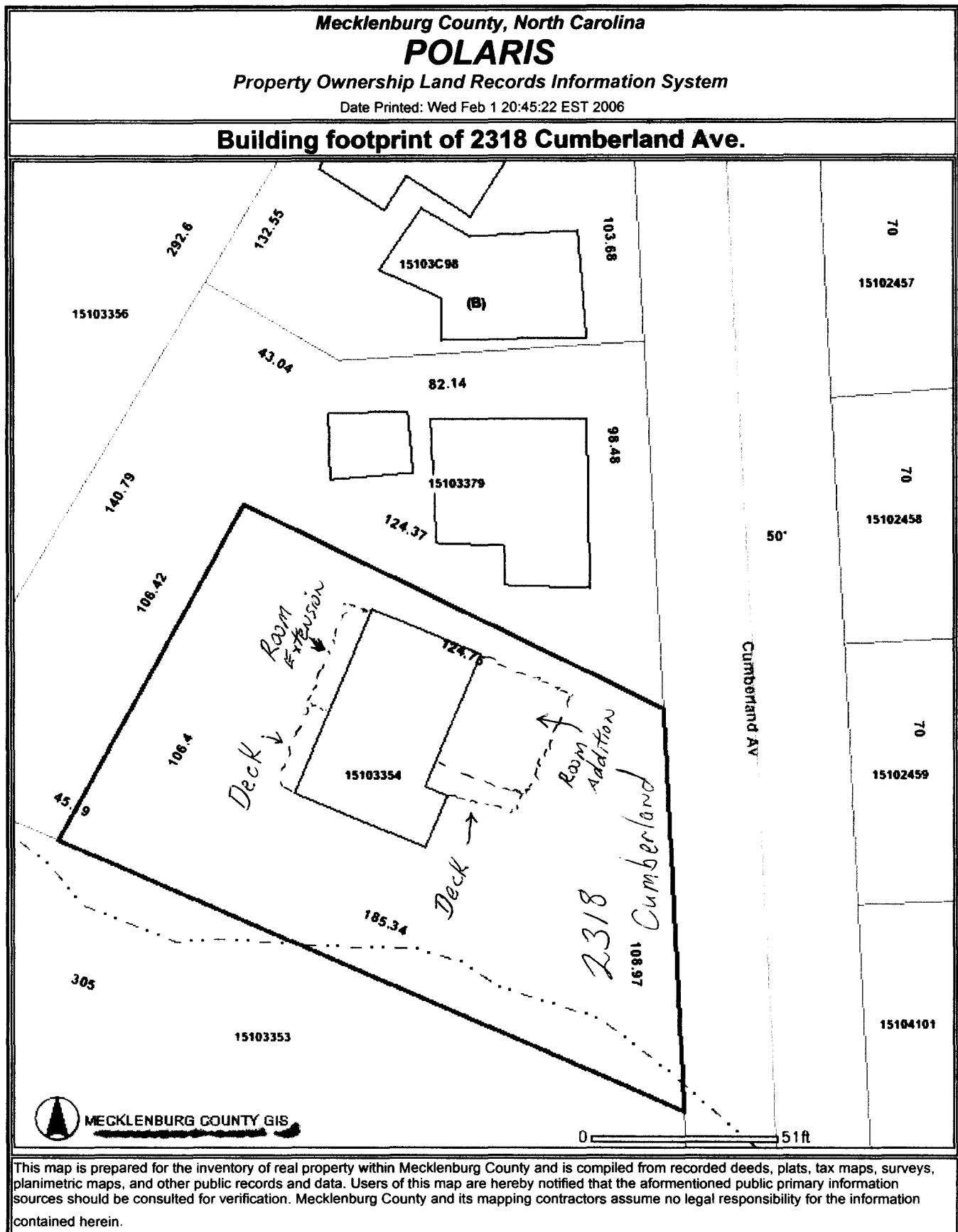
Miscellaneous

Entry Date: 03/26/2004 04:21 pm	Entered By: Gladney, Annette
Issue Date: 03/29/2004 12:00 am	Issued By: Schmauch, Hubert
Ready for Inspection: No	

Remarks

ROOMS, CLOSE CARPORT TO LIVING SPACE, ADD 2 DECKS , REDO ROOF, HOLD 100' SWIM BUFFER

*This permit will expire if work either has not started within 6 months or is discontinued for a period of 12 months.
No credit or refund will be given unless applied for within 120 days after a permit has expired.*





Real Estate Lookup

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Parcel Information

Parcel ID	Account	Parent	Previous
15103354	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
SCHWIEMAN DAVID R	2318 CUMBERLAND AVE	CHARLOTTE NC 28203
SABINE M SCHWIEMAN (H/W)	2318 CUMBERLAND AVE	CHARLOTTE NC 28203

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
P1 B5 M4-503	CHARLOTTE			CITY OF CHARLOTTE	0

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
98200	150000	0	248200				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Aug 18 2000	150000			IMP	11506 - 927	DEED STAMPS	11506-927	GARRETT WILLIAM C JR

Land Use

Use	Units	Type	Neighborhood	Assessment
9614	1	LT	P110	150000

Building Information

Bldg	Description	Type	Year Built	Property Location
1	Single-Fam	RES	1953	2318 CUMBERLAND AV CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	1590	1318	CRAWL SPACE	FACE BRICK -	GOOD 01	98200

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

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1158
1	BASE - SEMI-FINISHED	160
1	UTILITY - UNFINISHED	32
1	CARPORT - FINISHED	240

Depreciation

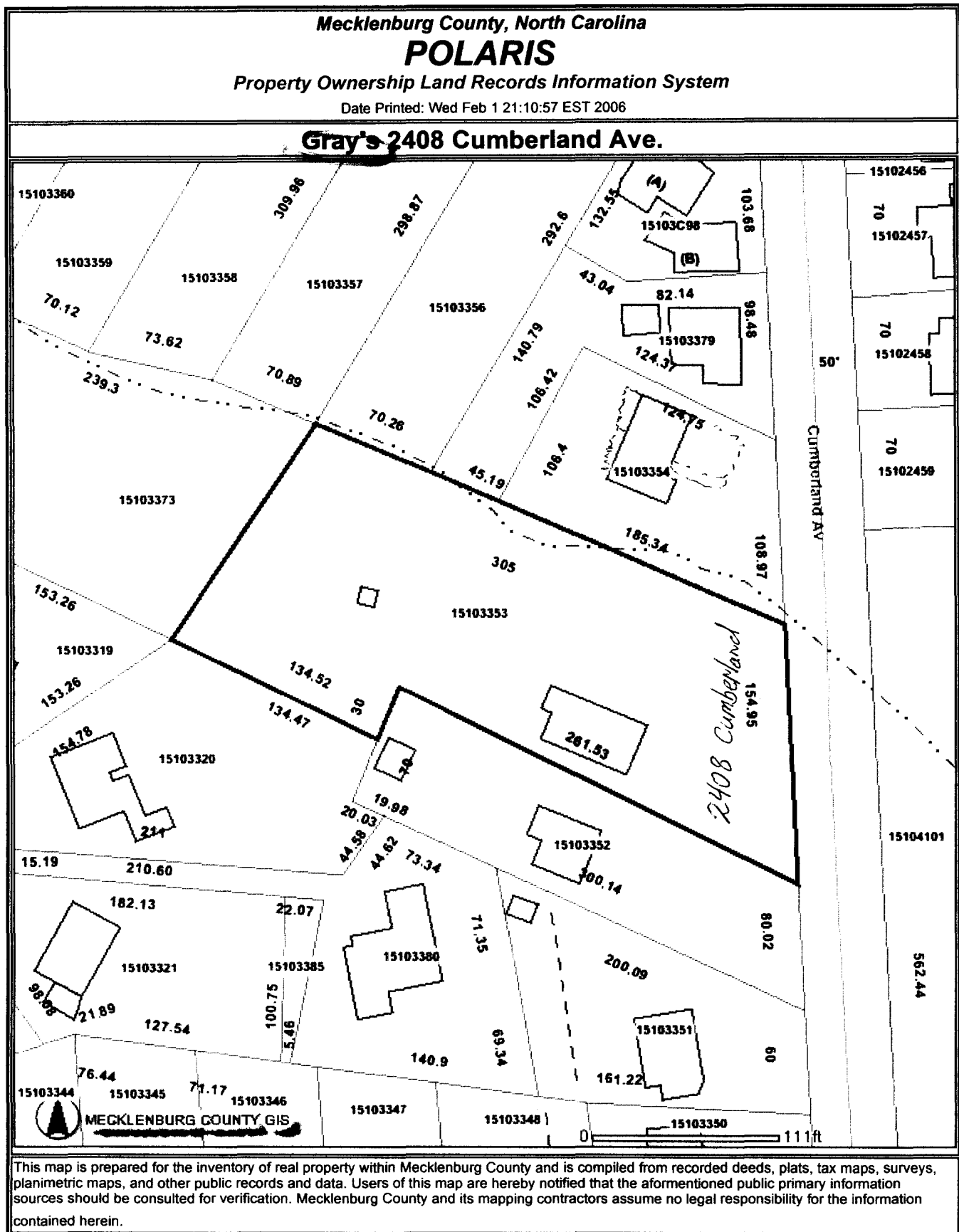
Bldg	Physical	Functional	Economic	Special	Override
1	AV - 17%				UC - 17%

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Jul 7 2005	2005	Bldg/Addn/Remod/Partially Completed	248200	0
Jul 7 2005	2005	Building Partially Complete	248200	0
Dec 16 2003	2003	Reviewed - No change in value	248200	0
Jan 17 2003	2003	Countywide Revaluation	248200	0
Jan 5 1998	1998	Countywide Revaluation	174230	
Jan 2 1991	1991	Countywide Revaluation	89740	





Real Estate Lookup

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Parcel Information

Parcel ID	Account	Parent	Previous
15103353	INDIVIDUAL		

Owner(s)

Owner Name	Mailing Address	City/State
GRAY WALTER PRESTON, JR & WIFE ALICE Q WIFE	2408 CUMBERLAND AVE 2408 CUMBERLAND AVE	CHARLOTTE NC 28203 CHARLOTTE NC 28203

Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
NA	CHARLOTTE			CITY OF CHARLOTTE	0

Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
101700	150000	200	251900				

Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Jan 1 1975	0			IMP	01567 - 415	WARRANTY D	01567-415	

Land Use

Use	Units	Type	Neighborhood	Assessment
9614	2	LT	P110	150000
9613	1	LT	P110	0

Building Information

Bldg	Description	Type	Year Built	Property Location
1	Single-Fam	RES	1946	2408 CUMBERLAND AV CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	1786	1530	CRAWL SPACE	ALUM,VINYL -	GOOD 01	101700

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

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1530
1	PORCH - OPEN - FINISHED	256

Depreciation

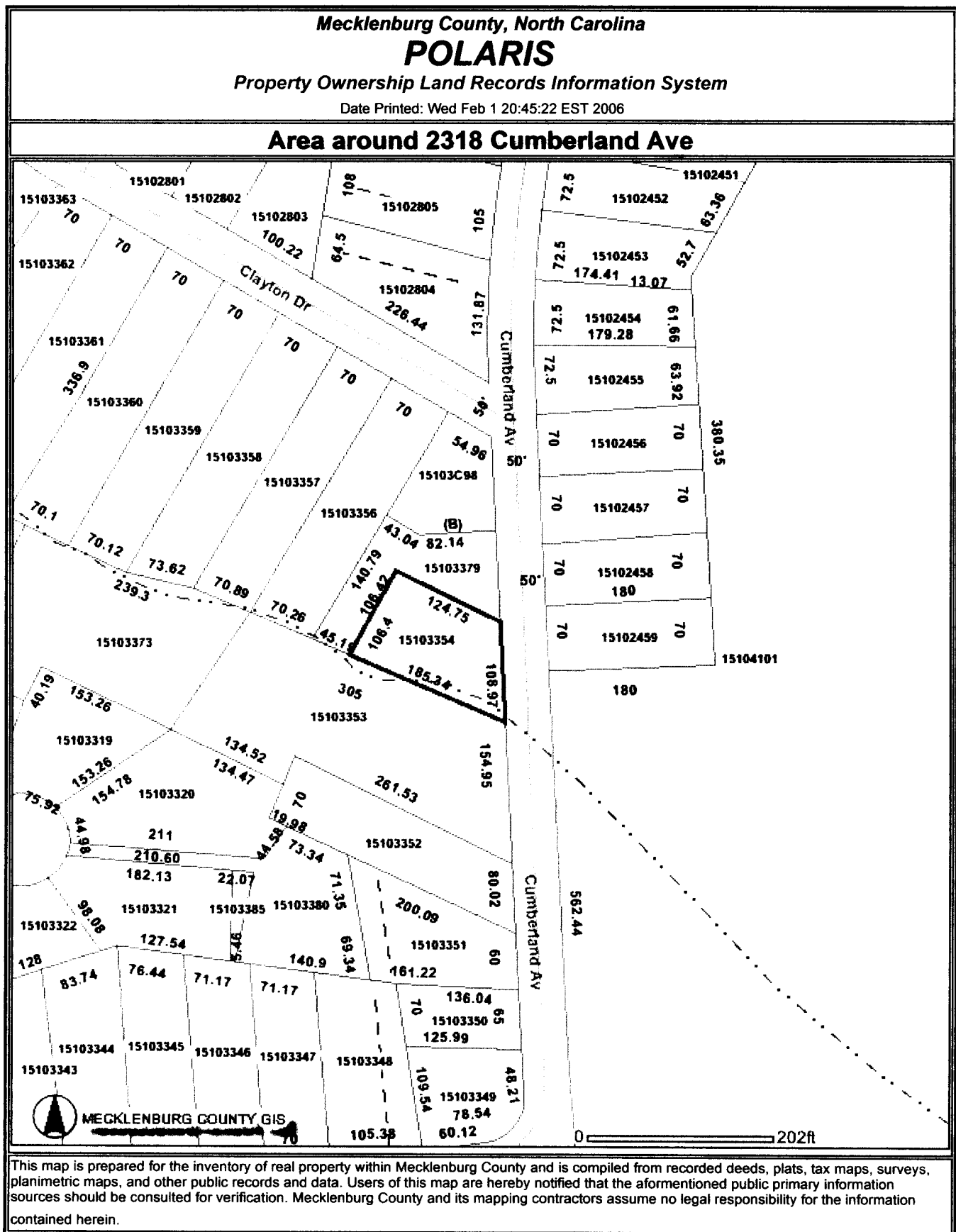
Bldg	Physical	Functional	Economic	Special	Override
1	AV - 24%				

Special Features & Yard Items

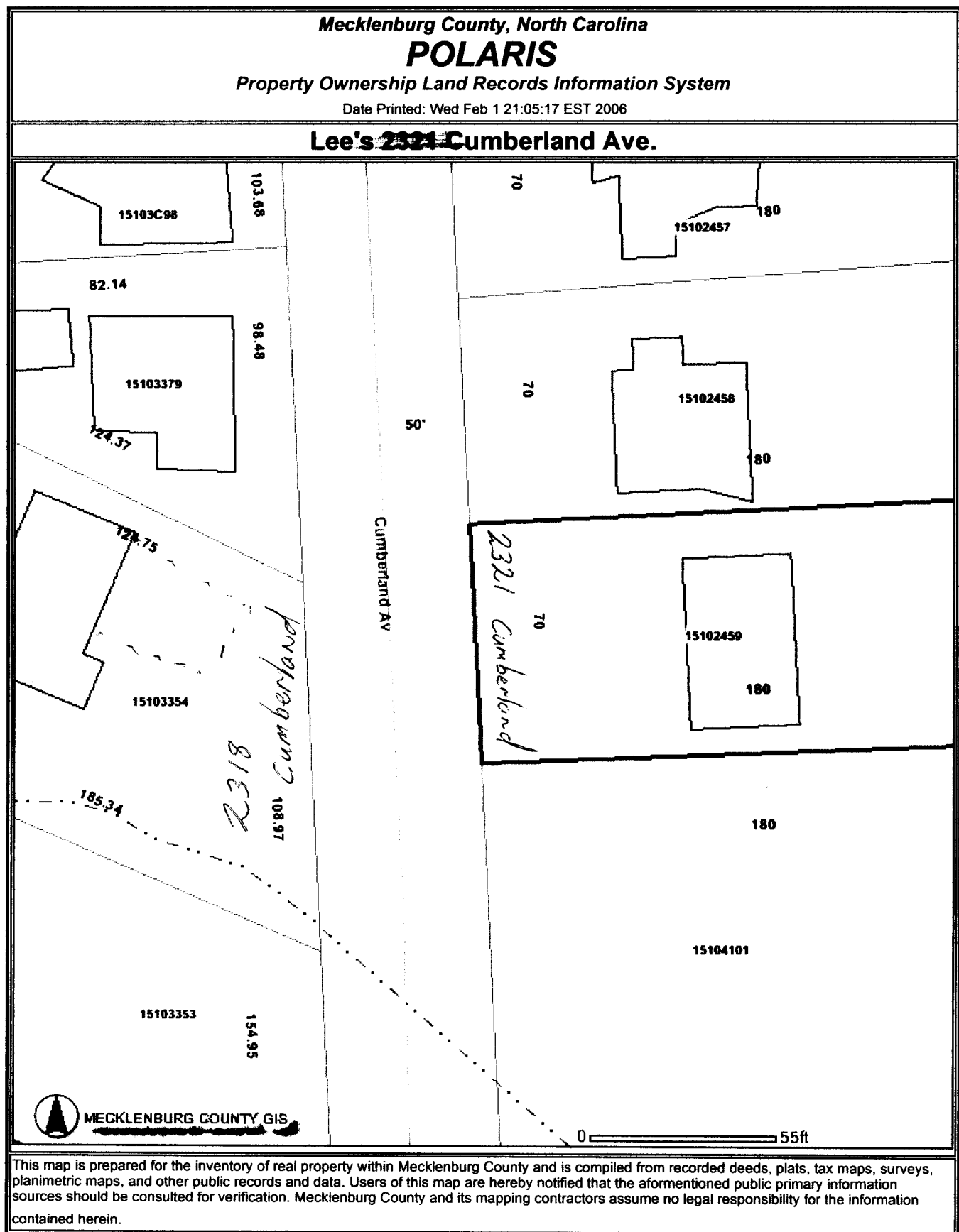
Bldg	Built	Type	Quantity	Units	Value
1	1946	STORAGE	1	6X9	200

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Jan 17 2003	2003	Countywide Revaluation	251900	0
Jul 17 1998	1998	Equalization of Value	180420	
Jan 5 1998	1998	Countywide Revaluation	212160	
Jan 2 1991	1991	Countywide Revaluation	100260	









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Parcel Information

Parcel ID 15102459	Account INDIVIDUAL	Parent	Previous
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Owner(s)

Owner Name LEE KENNETH LEE JOANNE	Mailing Address 2321 CUMBERLAND AV 2321 CUMBERLAND AV	City/State CHARLOTTE NC 28203 CHARLOTTE NC 28203
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Legal Information

Legal L20 B4 M4-503	Municipality CHARLOTTE	Annexed	Special District	Fire District CITY OF CHARLOTTE	Acreage 0
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Total Parcel Assessment & Exemptions

Building 192300	Land 150000	Features 2800	Total 345100	Exemption	Year Approved	Review Date	Amount
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Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Sep 2 2004	545000	1090.0000	GOVT/ BANK	IMP	17714 - 547	SPEC WARRNTY	17714-547	DEUTSCHE BANK NATL T
Jun 10 2004	579000	1158.0000	FORECLOSURE	IMP	17328 - 706	TRUSTEE DEED	17328-706	PICKERING WILLIAM J
Feb 4 2003	680000	1360.0000		IMP	14788 - 242	WARRANTY D	14788-242	HORSLEY,RICHARD
Jul 17 2001	0			IMP	12449 - 354	DEED STAMPS	12449-354	DILWORTH DEVELOPMENT
May 28 1999	192500			IMP	10510 - 824	DEED STAMPS	10510-824	THORNBURG LARRY D

Land Use

Use R100	Units 1	Type LT	Neighborhood P110	Assessment 150000
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Building Information

Bldg	Description	Type	Year Built	Property Location					
1	Single-Fam	RES	1960	2321 CUMBERLAND AV CHARLOTTE					

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1.5 STORY	1	3670	3232	CRAWL SPACE	FACE BRICK -	GOOD 01	192300

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

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1940
1	PORCH - OPEN - FINISHED	90
1	GARAGE - FINISHED	240
1	PORCH - OPEN - FINISHED	108
1	UPPER STORY - FINISHED	1292

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 17%				

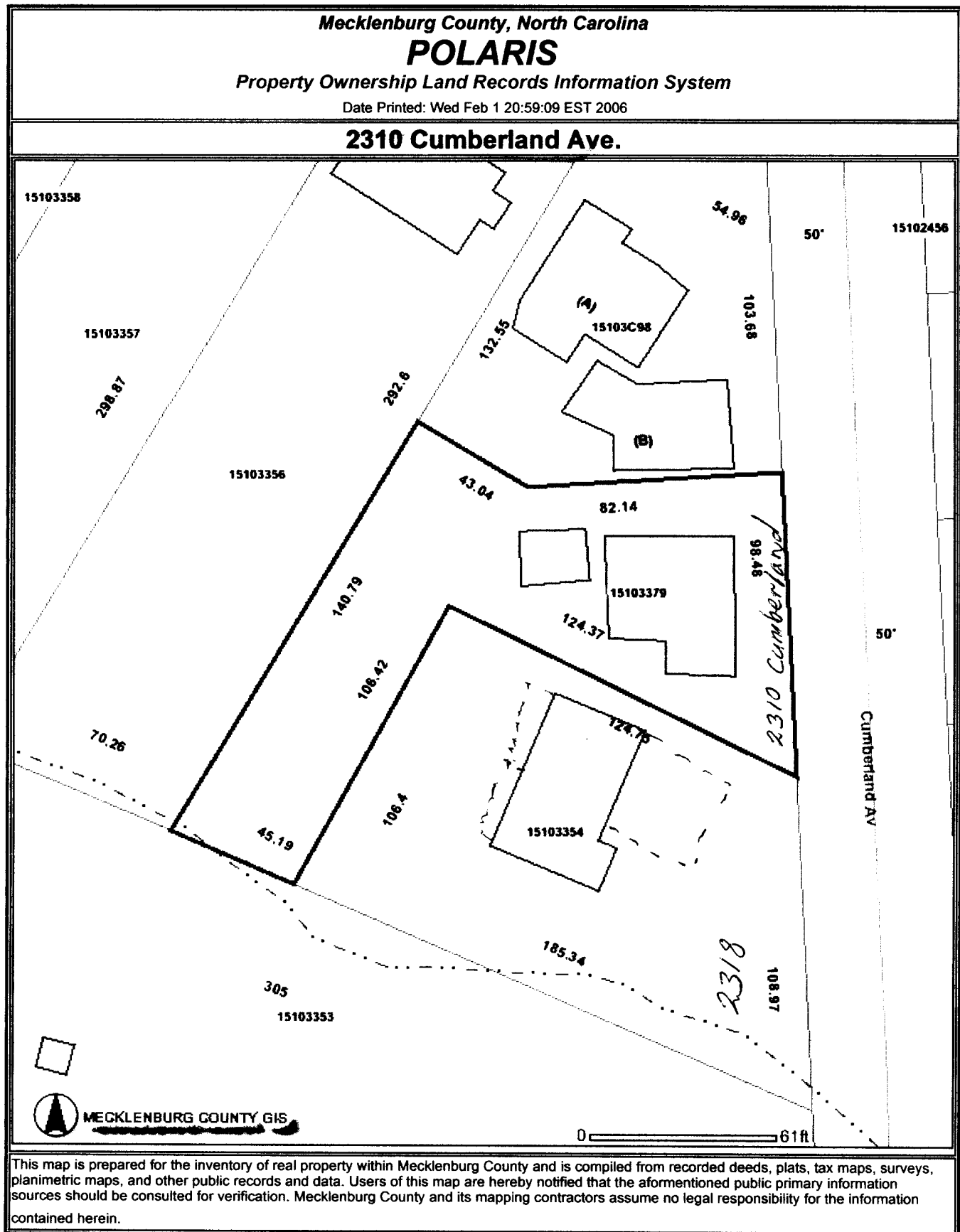
Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1999	DECK	1	12X19	2600
1	1960	PATIO	1	9X12	200

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Jan 17 2003	2003	Countywide Revaluation	345100	0
Apr 2 2001	2001	Imp/Addn/Remod Completed for Tax Year	270840	
Mar 30 2000	2000	Bldg/Addn/Remod/Partially Completed	241370	

Mar 30 2000	2000	Building Partially Complete	241370
Jan 5 1998	1998	Countywide Revaluation	161790
Jan 2 1991	1991	Countywide Revaluation	91050





Real Estate Lookup

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Parcel Information

Parcel ID 15103379	Account INDIVIDUAL	Parent 15103355	Previous
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Owner(s)

Owner Name MACSORLEY DESIREE BRYAN WIFE DROLET JAMES B HUSBAND	Mailing Address 2310 CUMBERLAND AV 2310 CUMBERLAND AV	City/State CHARLOTTE NC 28203 CHARLOTTE NC 28203
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Legal Information

Legal L2 M33-307	Municipality CHARLOTTE	Annexed	Special District	Fire District CITY OF CHARLOTTE	Acreage 0.32
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Total Parcel Assessment & Exemptions

Building 392900	Land 150000	Features 1100	Total 544000	Exemption	Year Approved	Review Date	Amount
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Sales Information

Sale Aug 21 2000	Price 0	Stamps	Qualify	V/I IMP	DeedBook 11511 - 411	Type DEED STAMPS	Legal Ref. 11511-411	Grantor MACSORLEY DESIREE BR
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Land Use

Use R100	Units 1	Type LT	Neighborhood P110	Assessment 150000
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Building Information

Bldg 1	Description Single-Fam	Type RES	Year Built 2000	Property Location 2310 CUMBERLAND AV CHARLOTTE					
Bldg 1	Story 2.0 STORY	Units 1	Total SqFt 3914	Heated 3028	Foundation CRAWL SPACE	Ext. Wall WOOD SHINGLE -	Grade EXCELLENT 04	Value 392900	
Bldg 1	Heat AIR-DUCTED	Fuel GAS	FirePlace 1 - FP4	AC AC-CENTRAL	Fixtures	Bedrooms 3	Full Baths 3	3/4 Baths	1/2 Baths 1

Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	1460
1	PORCH - SCREENED - FINISHED	210
1	GARAGE - FINISHED	624
1	PORCH - OPEN - FINISHED	52
1	UPPER STORY - FINISHED	1568

Depreciation

Bldg 1	Physical AV - 2%	Functional	Economic	Special	Override
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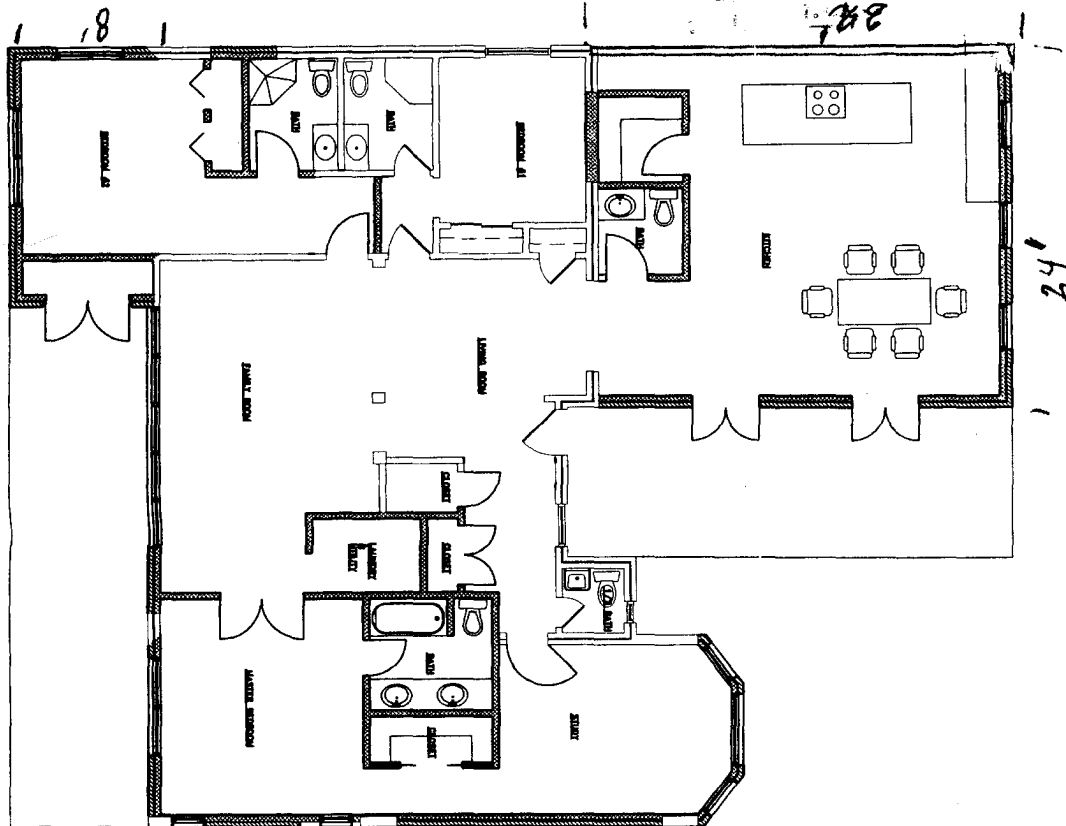
Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	2000	DECK	1	3X6	200
1	2000	PATIO	1	10X17	600
1	2000	TERRACE	1	4X8	300

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Dec 16 2003	2003	Equalization of Value	544000	0
Jan 17 2003	2003	Countywide Revaluation	634700	0
Jun 15 2001	2001	Reviewed - No change in value	533660	
Apr 2 2001	2001	Correction of Land Area: Acreage/Sw ftg/	533660	
Sep 13 1999	1999	Division of Real Estate and/or New Parce	70000	

Leo J. Zoutewelle, PLS L-1129
2136 Molvern Road Charlotte, NC 28207



Street
2318 Cumberland Ave



**FRYDAY
& DOYNE**

ARCHITECTURE • INTERIOR DESIGN
115 West Kingdon Avenue, Charlotte, NC 28203
PH-(704) 372-0001 FAX-(704) 372-8517
www.fryday-doyne.com

SCHWIEMAN RESIDENCE FLOOR PLAN

SCALE: 1/8" = 1'-0"

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SMS
3.22.04