



Cabarrus County Government

Cabarrus County Planning and Zoning Commission Tuesday,

November 12th, 2024 @ 6:30 p.m.

Board of Commissioners Meeting Room

Cabarrus County Governmental Center

Agenda

1. Roll Call
2. Approval of Meeting Minutes
3. **New Business Board of Adjustment:**
 - a) **Petition VARN2024-00003** – Variance request for setback requirements in Chapter 5 to allow a residence to encroach into the front setback. Douglas Summer is the applicant/owner. The address associated with the subject property is 1100 Oak Trail Circle (PIN: 5632-50-6782).
 - b) **Petition VARN2024-00004** – Variance request for setback requirements in Chapter 5 for setback encroachments of existing accessory structures and impervious area that exceeds the limit for the zoning district. Frank and Lisa LaRoche are applicants/owners. The address associated with the subject property is 2945 Parks Lafferty Road (PIN: 5547-44-875).
4. Legal Update
5. Director's Report
6. Adjourn

PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 11/12/2024

Staff Use Only: _____
 Approved: _____
 Denied: _____
 Tabled: _____

Variance: VARN2024-00003

Applicant Information:	Douglas Summer 1045 Oak Trail Circle Concord, NC 28025
Owner Information:	Douglas Summer 1045 Oak Trail Circle Concord, NC 28025
PIN:	5632-50-6782
Area in Acres:	+/- 2.22
Purpose of Request:	<p>The purpose of the request is to seek relief from the 50-foot front setback requirement for the Agricultural / Open Space (AO) zoning district located in Chapter 5, District Development Standards, Section 5-5.B, Dimensional Standards.</p> <ul style="list-style-type: none"> • The applicant was issued permits to build a residence on the subject property in March of this year (See Exhibit E). • A plot plan was submitted for zoning permitting showing the residence outside of the 50-foot front setback. • The applicant subsequently proceeded with construction and the contractor began installation of the footings. • The Zoning Compliance Officer visited the site on September 10 to confirm that the residence was being constructed as shown in the zoning permit. <ul style="list-style-type: none"> ○ It was determined at that time that the residence (footing) was encroaching into the front setback.
Site Description:	A perennial stream traverses the rear of the subject property from north to south. There is special flood hazard area on the property. The water body buffer is required.
	A single-family dwelling unit is currently under construction (footing).
Current Land Uses:	The subject property is currently vacant but under construction.
Adjacent Land Uses:	Residential and Vacant

Permitted Uses: Any use permitted within the AO zoning district would be allowed on the subject property.

Existing Zoning: Agriculture/Open Space (AO)

Surrounding Zoning: North: Agriculture/Open Space (AO)
East: Agriculture/Open Space (AO)
South: Agriculture/Open Space (AO)
West: Agriculture/Open Space (AO)

Sign Posted: October 21, 2024

Newspaper Notification 1: October 31, 2024

Newspaper Notification 2: November 5, 2024

Notification Letters: October 17, 2024

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
- Exhibit C – Survey
- Exhibit D – Staff Maps
- Exhibit E – Permitting
- Exhibit F – Neighborhood Meeting Information
- Exhibit G – Adjacent Owner Letter Information

Agency Review Comments

Emergency Services Review:

No issues. (per Justin Brines, Deputy Chief EMS).

Fire Review:

We would have little to no impact on this variance. (per Jacob Thompson, Fire Marshal).

NCDOT Review:

We are fine with this request. (per Marc Morgan/Jason Faulkner, NCDOT)

Sheriff's Department Review:

No comments. (per Travis McGhee, Lieutenant Sheriff).

Soil & Water Conservation Review:

No comments from soil and water other than 1100 Oak Trail Circle is close to the floodplain (per Abby Weinshenker, Resource Education Coordinator)

Cabarrus Health Alliance:

The Health Alliance has issued a construction authorization (SE2023-00228) for this lot. Changes from the original design can result in revocation of the CA. (Kurtis D Nelson, Cabarrus Health Alliance)

Zoning Review:

See staff report (per Phillip Collins, Sr. Planner)

History / Other Information

- The subject property is currently zoned AO and has been vacant until construction of a residence began earlier this year.
- The subject property is approximately 2.22 acres in size.
- The applicant submitted a survey for permitting that confirms the residence is located outside of both the regulated special flood hazard area and the water body buffer. It also showed the house located outside of the 50-foot setback requirement.
- Oak Trial Circle is not listed on the Cabarrus-Rowan Metropolitan Planning Organization's (CRMPO) Comprehensive Transportation Plan (CTP) Index. Therefore, widening of the facility is not scheduled for the foreseeable future.
- The application states that the reason for the variance request is the footing of the house was not poured per the instructions given.
 - The footing is constructed correctly but is not in the location or dimensions desired.
 - The main body of the house was originally supposed to be 40 feet by 30 feet. It currently measures 39' by 31' 9".
 - The footing was misplaced by 10 feet, which results in a portion of the garage being too close to the right-of-way.
- The application states that correct the mistake made by the contractor, the entire foundation would have to be dug up, removed and soil recompacted. The application further states that the entire building process would have to start over, which is not economically possible and would result in the loss of monies already spent on construction.

- The application states that the location of the house on the subject property is driven by a significant drop off to the rear of the lot (approximately 30 feet). It is the applicant's belief that the contractor was trying to provide as much space as possible between the drop off and the rear of the house, which ultimately caused the setback encroachment. The application states that move was not necessary. However, had the unique topography not been present, the mistake would not have been made.
- The plans for the house provided to the foundation contractor called for the house to be 40x30, but the foundation in fact measures 39' by 31' 9" as it is currently. The corners of the house were correctly marked. The contractor miscalculated the size and location of the house.
- The applicant contends that the property is located on a ½ mile loop. There is no through traffic and residents are the only consistent users. It is the applicant's opinion that it is highly unlikely Oak Trail Circle will be widened or used as a throughfare. It is also the applicant's opinion that a variance would not change the character of the neighborhood nor have any negative effect on the immediate area or plans of the county.

Conditions of Approval

Should the Board of Adjustment grant approval of the variances, the following conditions should be considered as part of the approval and case record:

- The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the property.



CABARRUS COUNTY VARIANCE APPLICATION

STAFF USE ONLY:

Application/Accela#: _____

Reviewed by: _____

Date: _____

Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff. During this meeting, Staff will assess the proposed variance request to evaluate options that may be available to you through the zoning ordinance. If it is necessary to proceed with the request, Staff will explain the procedures and requirements, including the thresholds of consideration for variance requests.

2. Submit a complete application to the Planning Division. All applications must include the following:

- Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
- A recent survey or legal description of the property.
- Required number of copies of the proposed site plan (determined at pre-app meeting).

At a minimum, the site plan must show the following:

- The subject property and any adjacent properties.
- All existing buildings, including setbacks from property lines.
- All proposed buildings, parking facilities and accessory uses, including setbacks from property lines (if applicable).
- The location and type of screening and buffering proposed (if applicable).
- Impervious surface ratio (if applicable).
- Waterbody buffers (if applicable).
- Delineation of the proposed variance on the site plan so that the type and nature of the variance the applicant is seeking is clear. (This may be accomplished by submitting two site plans. One to show the requirements of the ordinance and a second to show what the variance request will achieve.)
- Any additional item(s) that must be illustrated on the plan as determined during the pre-application meeting.
- Neighborhood meeting documentation (minutes and list of attendees)
- Any additional documents essential for the application to be considered complete. (Determined at pre-application meeting)

3. Submit cash, check, or money order made payable to Cabarrus County.

Fees: Residential Variance request = \$500.00 first acre + \$15.00 each additional acre

Non-residential Variance request = \$600.00 first acre + \$15.00 each additional acre

(Plus cost of advertising and engineering fees if applicable)

Incomplete applications will be returned to the applicant and will not be processed.

PROCESS SUMMARY:

1. Hold a pre-application meeting with Staff to discuss your request and the variance process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.
Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that comments are addressed, and errors corrected.
3. Once advised that the site plan and supporting documentation are complete and ready to be presented to the Board of Adjustment, you will need to submit the final material to staff (number determined by Staff).
4. When the information is received, Staff will begin to prepare a staff report, schedule a public meeting date and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for the variance request.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 p.m. in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE or an alternative location as announced.

Variance: Variance requests are considered by the Board of Adjustment during a quasi-judicial hearing. This means that anyone wishing to speak regarding the application must be sworn in. The vote requirement for the variance request to pass is 80% or greater. Additional conditions may be added as part of the variance approval process.

Questions: Any questions related to the variance process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

APPLICANT

Douglas Summer

NAME

1045 Oak Trail Circle

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-787-0729

PHONE NUMBER

FAX NUMBER

sspprriinngg2002@gmail.com

E-MAIL ADDRESS

PROPERTY OWNER

Douglas Summer

NAME

1100 Oak Trail Circle

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-787-0729

PHONE NUMBER

FAX NUMBER

sspprriinngg2002@gmail.com

E-MAIL ADDRESS

Is Applicant the designated Point Of Contact for comments and for billing? Yes No _____

If no, provide POC name, email, phone and address:

Legal Relationship of Applicant to Property Owner _____ Same _____

Existing Use of Property _____ Vacant _____

Existing Zoning _____ AO _____

Property Location _____ Half way around Oak Trail Circle off of
Penniger Rd

Tax Map and Parcel Identification Number (PIN) _____ Pin 56325067820000

TO THE BOARD OF ADJUSTMENT

I, Douglas Summer, HEREBY PETITION THE BOARD OF ADJUSTMENT FOR A **VARIANCE** FROM THE LITERAL PROVISIONS OF THE **ZONING ORDINANCE**. UNDER THE INTERPRETATION GIVEN TO ME BY THE ZONING ADMINISTRATOR, I AM PROHIBITED FROM USING THE AFOREMENTIONED PARCEL OF LAND. I REQUEST A **VARIANCE** FROM THE FOLLOWING PROVISION(S) OF THE ORDINANCE.

The following information shall be completed by applicant(s) seeking a variance:

1. Variance Request Including Related Zoning Ordinance Section(s)

Section: 5-5b of Dimensional Standards

2. Reason(s) for Seeking a Variance

The footings of this house were not poured per the instructions given. They are correctly constructed but not in the location or dimensions desired. The main body of the house was supposed to be 40 feet by 30 feet. It measures 39' by 31'9". It was also mislanded by 10 feet. This resulted in a portion of the garage

being too close to the right-of-way.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. State law and local ordinance provide strict requirements on standards for granting a variance. Pursuant to G.S. 160D-705(d) and Cabarrus County Development Ordinance § 12-20, the Board must make the following four conclusions before issuing a variance:

1. Unnecessary hardship would result from the strict application 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.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

In order to make its determination, the Board will review the evidence submitted in this application as well as receive public comment during the scheduled public hearing. This application will be entered into the official record of the public hearing.

THE RESPONSIBILITY FOR PRESENTING EVIDENCE TO SUPPORT THE VARIANCE REQUEST, AS DESCRIBED DURING THE MEETING AND TO THE BOARD OF ADJUSTMENT, LIES COMPLETELY WITH THE APPLICANT.

FINDING OF FACT CHECKLIST

Please provide an explanation to each point in the space provided.

1. *Unnecessary hardship would result from the strict application 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.*

(This often will be the most difficult area in which to make a determination. The issue, as established by court decisions, deals with the nebulous term of "reasonableness." Generally, if the variance is sought to make a greater profit on this property at the expense of others in the area, this point cannot be met. This item is best reviewed with the concept of, "is the property barred from a reasonable use if the strict terms of the ordinance are adhered to"?)

If the variance is not granted that would mean the entire foundation would have to be dug up, removed, soil recompacted so the entire building process

would have to start over. This expense is not economically possible and would result in the loss of all monies already spent.

2. *The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.*

(The problem must be unique to the property and not a public hardship and must apply to the property, not the property owner).

The parcel the house is located on has a significant drop off at the rear of the lot (approximately 30 feet). I think the contractor was trying to give us as much space as possible between the drop off and the rear of the house, which resulted in a portion of the front of the house being too close to the setback. This was unnecessary on his part but had this unique topography not been present, I think the mistake would not have been made.

The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

(The hardship must not be caused by the action or inaction of the applicant, such as failure to exercise reasonable due diligence before buying a property or building without a permit.)

The plans for the house provided to the foundation contractor called for a house to be 40x30, but the foundation in fact measures 39' by 31'9". NO ONE builds a house with these dimensions. The corners of the house were correctly marked but the contractor miscalculated the size and location of the house. This has resulted in a portion of the garage to encroach on the right-of-way.

3. **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

(If a variance is granted, is the overall "spirit" of the zoning ordinance still intact? While difficult to explain, some types of variance requests are not in accord with the general intent and purpose of the ordinance and therefore must be cautiously reviewed. These often include extending a non-conforming use in scope, a use variance (not allowed), and modifying a dimensional standard to the detriment of a neighborhood or area. Also, does the variance make sense? Will its approval or denial endanger anyone? Will the essential character of the area be altered if approved or denied?)

This house is located on Oak Trail Circle which is ½ mile long loop off and then back onto Penninger Road. Oak Trail Circle has no thorough traffic with residents being the only consistent users. It is highly unlikely that the road would ever be widened or used as a throughfare due to its lack of connections to other roads.
With that understanding, this variance would not result in changing the character of the neighborhood nor have any negative effect on the immediate area or any future plans of the county.

POSSIBLE CONDITIONS, SUGGESTED BY THE APPLICANT:

If the Board of Adjustment finds that a variance may be in order, but the Board still has concerns in granting the variance, reasonable conditions can be imposed to assure that any of the four points will continue to be met and not violated. In your review of the four points, are there any conditions that you believe would clarify the justification of a variance? If so, suggest these conditions in the space below.

Zoning rules and setbacks are in place for many valid reasons. But, given the very small likelihood that Oak Trail Circle will ever be widened or changed this variance will not have any material effect on the surrounding properties or neighborhood now or in the future. This was an unwanted error that was not planned and provides no material gain for me. So, I would ask for understanding and permission to continue construction.

I CERTIFY THAT ALL OF THE INFORMATION PRESENTED BY ME IN THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

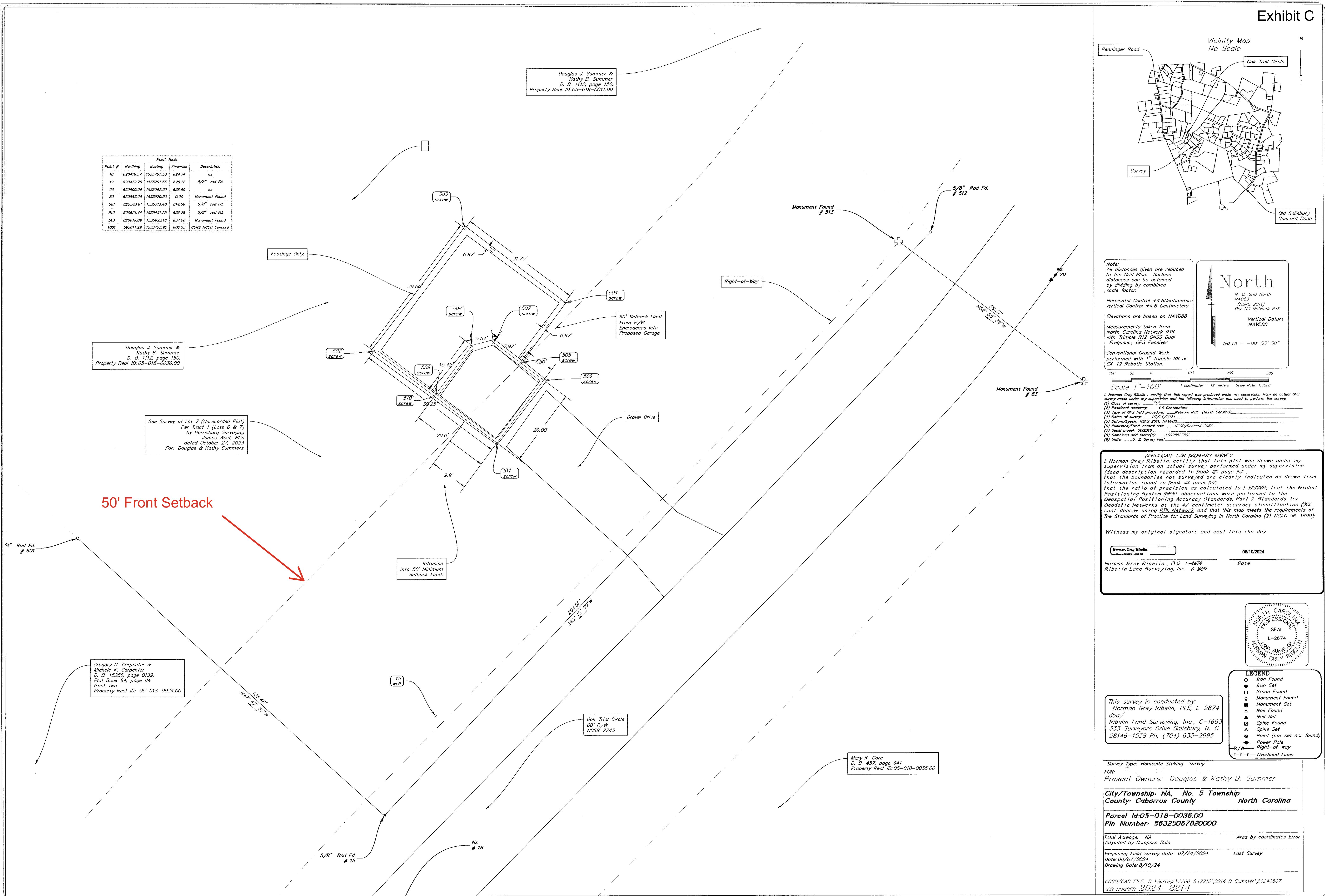
SIGNATURE OF OWNER:

Douglas James Semmer DATE: 10.5.24

SIGNATURE OF APPLICANT:

Douglas James Semmer DATE: 10.5.24

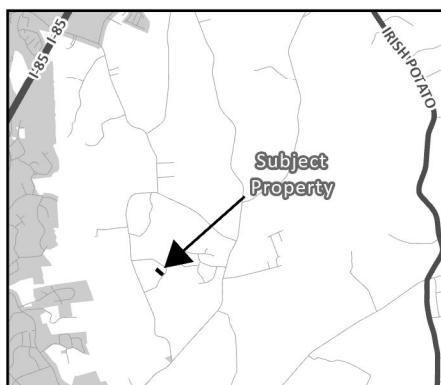
Exhibit C



Central Planning Area
Zoning Map

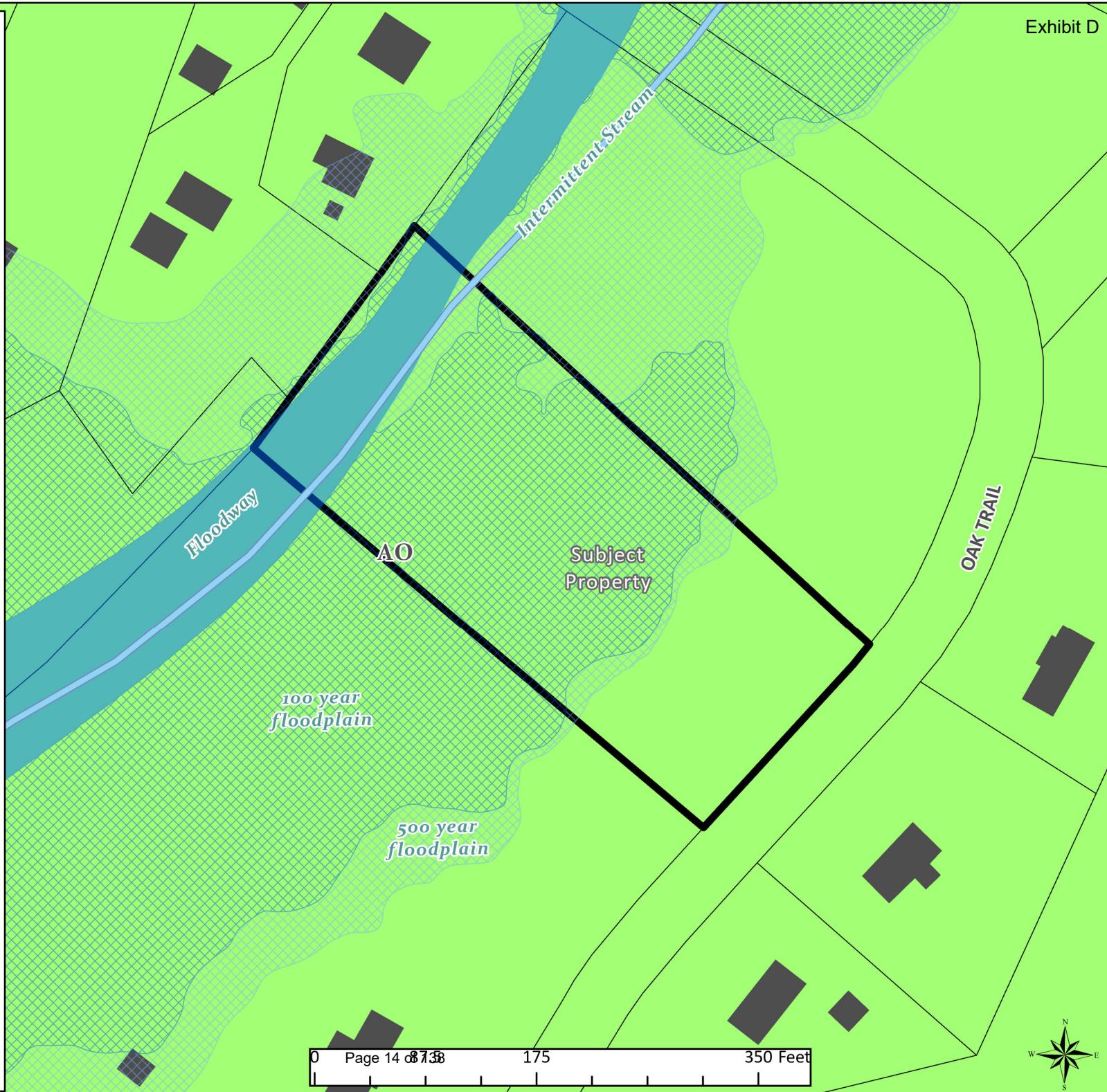


Applicant: Douglas Summer
Owner: Douglas Summer
Case: VARN2024-00003
Address: 1100 Oak Trail Cir
Purpose: Front Setback
Encroachment
PIN: 5632-50-6782



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development November, 2024

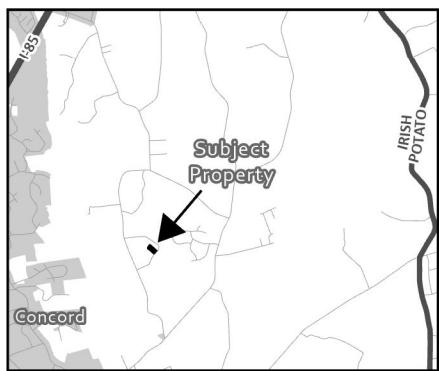
Exhibit D



Central Planning Area
Aerial Map



Applicant: Douglas Summer
Owner: Douglas Summer
Case: VARN2024-00003
Address: 1100 Oak Trail Cir
Purpose: Front Setback
Encroachment
PIN: 5632-50-6782



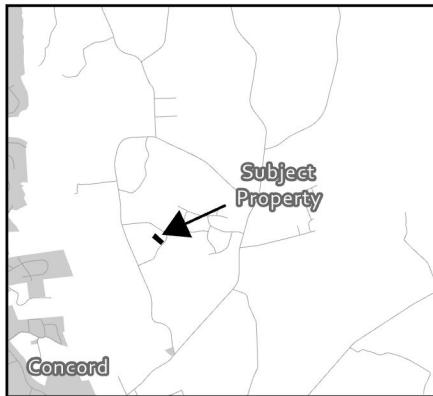
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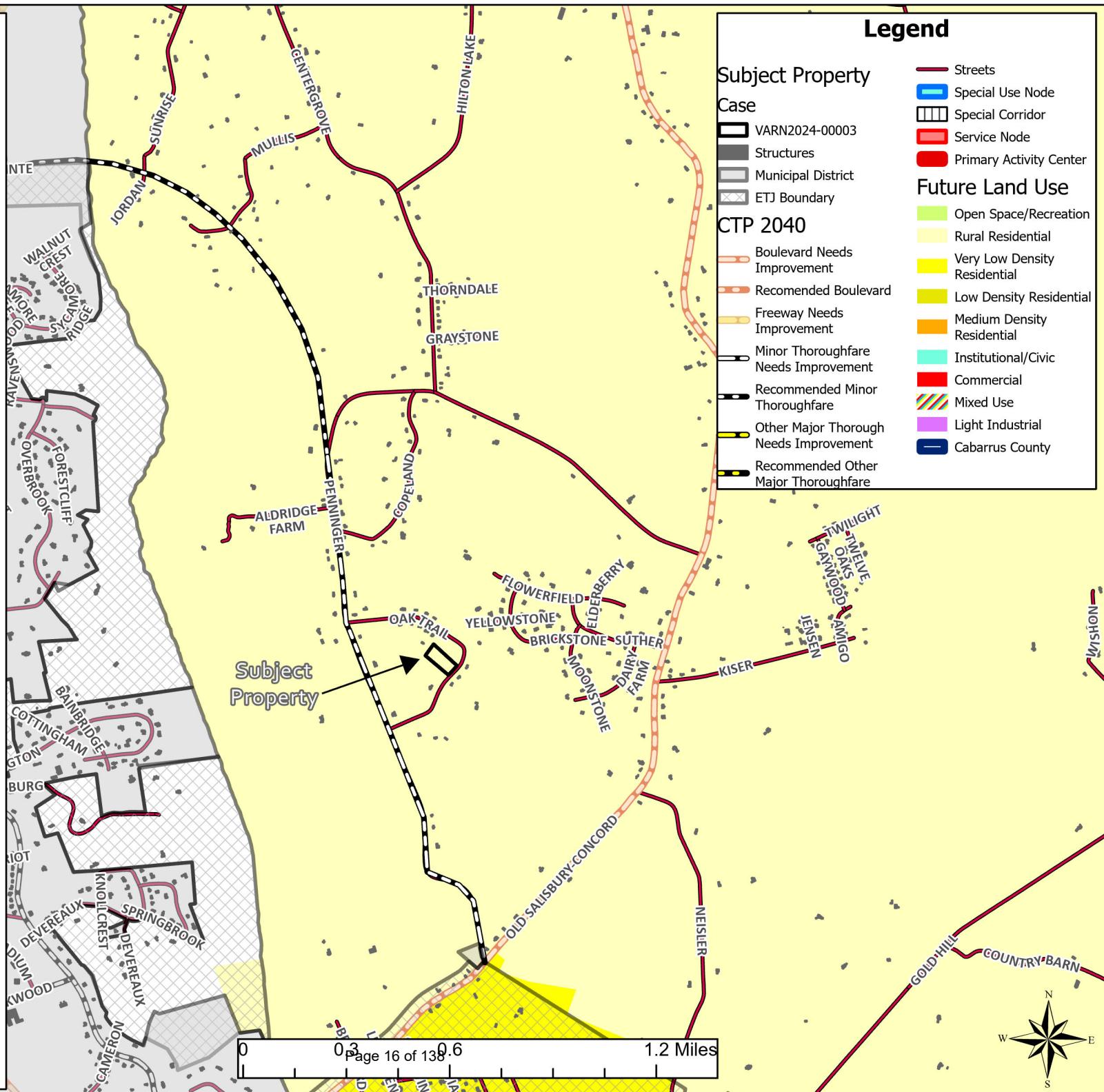
Central Planning Area
Future Land Use Map



Applicant: Douglas Summer
Owner: Douglas Summer
Case: VARN2024-00003
Address: 1100 Oak Trail Cir
Purpose: Front Setback
Encroachment
PIN: 5632-50-6782



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Septic Permit

PIN 56325067820000Permit Number SE2023-00228FEE \$425**CABARRUS HEALTH ALLIANCE
CONSTRUCTION AUTHORIZATION**

The construction and installation requirements of Rules .1950, .1952, .1954, .1955, .1956, .1957, .1958, and .1959 are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached system layout.

ISSUED TO: SUMMER DOUGLAS JPROPERTY LOCATION: 1100 OAK TRAIL CIR
CONCORD NC 28025Facility Type: Single Family New Expansion RepairBasement? Yes No Yes NoType of Wastewater System**
(See note below, if applicable)25% Reduction (Initial)Wastewater Flow: 240 GPD25% Reduction (Repair)Maximum number of bedrooms: 2
Maximum number of occupants: 4**Installation Requirements/Conditions**Septic Tank Size: 1000 gallonsTotal Trench Length: 150 feetTrench Spacing: 9 Feet on CenterPump Tank Size: 1000 gallonsTrenches shall be installed on contour at a
Maximum Trench Depth of: 34 inches
(Trench bottoms shall be level to +/- ¼" in all directions)Soil Cover: --- inches
(Maximum soil cover shall not exceed
36" above the trench bottom)Pump Requirements: 21 ft. TDH vs. 20 GPM
S.T. Lines 3ft x 150ft = 450 ft^2Stone depth (if applicable) ---

Conditions:

Must meet on site prior to installation.

This Construction Authorization is subject to revocation if the site plan, plat, or the intended use changes. The Construction Authorization shall not be transferred when there is a change in ownership of the site. This Construction Authorization is subject to compliance with the provisions of the Laws and Rules for Sewage Treatment and Disposal and to the conditions of this permit.

Authorized State Agent: Michael Morsch Date of Issuance: 11/3/2023Construction Authorization Expiration Date: 11/3/2028

See Attached Map

For final inspections call 704-920-1237 24 hours in advance



Well Permit



CABARRUS
HEALTH
ALLIANCE

300 Mooresville Rd, Kannapolis, NC 28081
Office: 704-920-1207 fax: 704 933-3379
Email:EHAApps@cabarrushealth.org

CABARRUS HEALTH ALLIANCE

WELL PERMIT

CHA-WE-2024-00061

WELL PERMIT NUMBER: _____

DATE ISSUED 4 / 26 / 2024

WELL OWNER: DOUGLAS & KATHY SUMMER

PHONE NUMBER: 704 787 0729

EMAIL: sspprriinngg2002@gmail.com

WELL SITE ADDRESS: 1100 OAK TRAIL CIR

CITY: CONCORD

ZIP: 28025

NEW WELL

COMMENTS: _____

REPAIR OF AN EXISTING WELL

COMMENTS: _____

ABANDONMENT OF AN EXISTING WELL

COMMENTS: _____

See back of permit for approved well location. Call 704-920-1207 if well cannot be located in the proposed area.
Email: EHAApps@cabarrushealth.org

Kurtis Nelson REHS

Authorized REHS.

4/26/2024

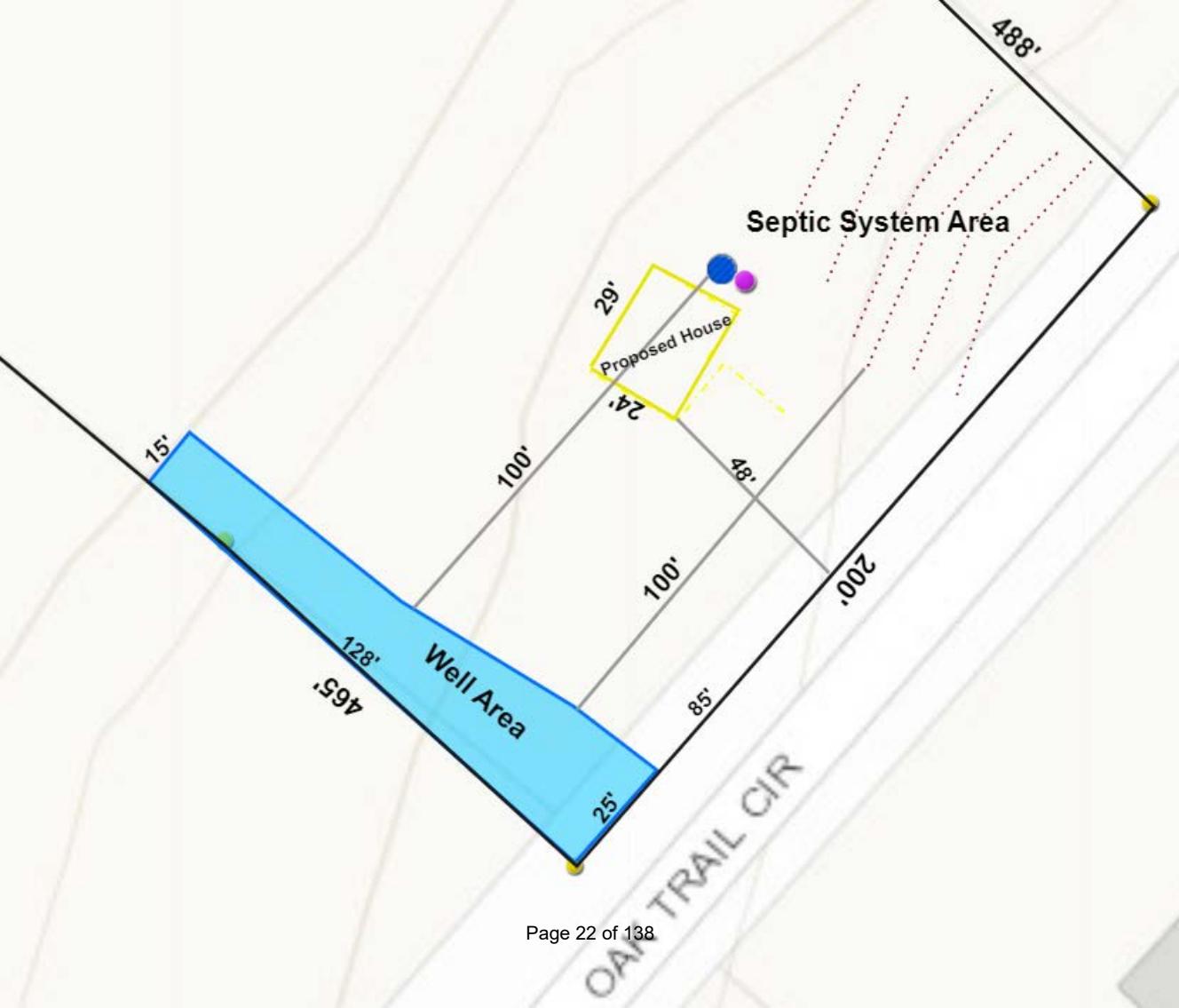
Date Issued

4/26/2029

Expiration Date

ALL REQUESTS FOR GROUT INSPECTIONS MUST BE CALLED IN 24 HOURS IN ADVANCE

HOTLINE # - 704-920-1237

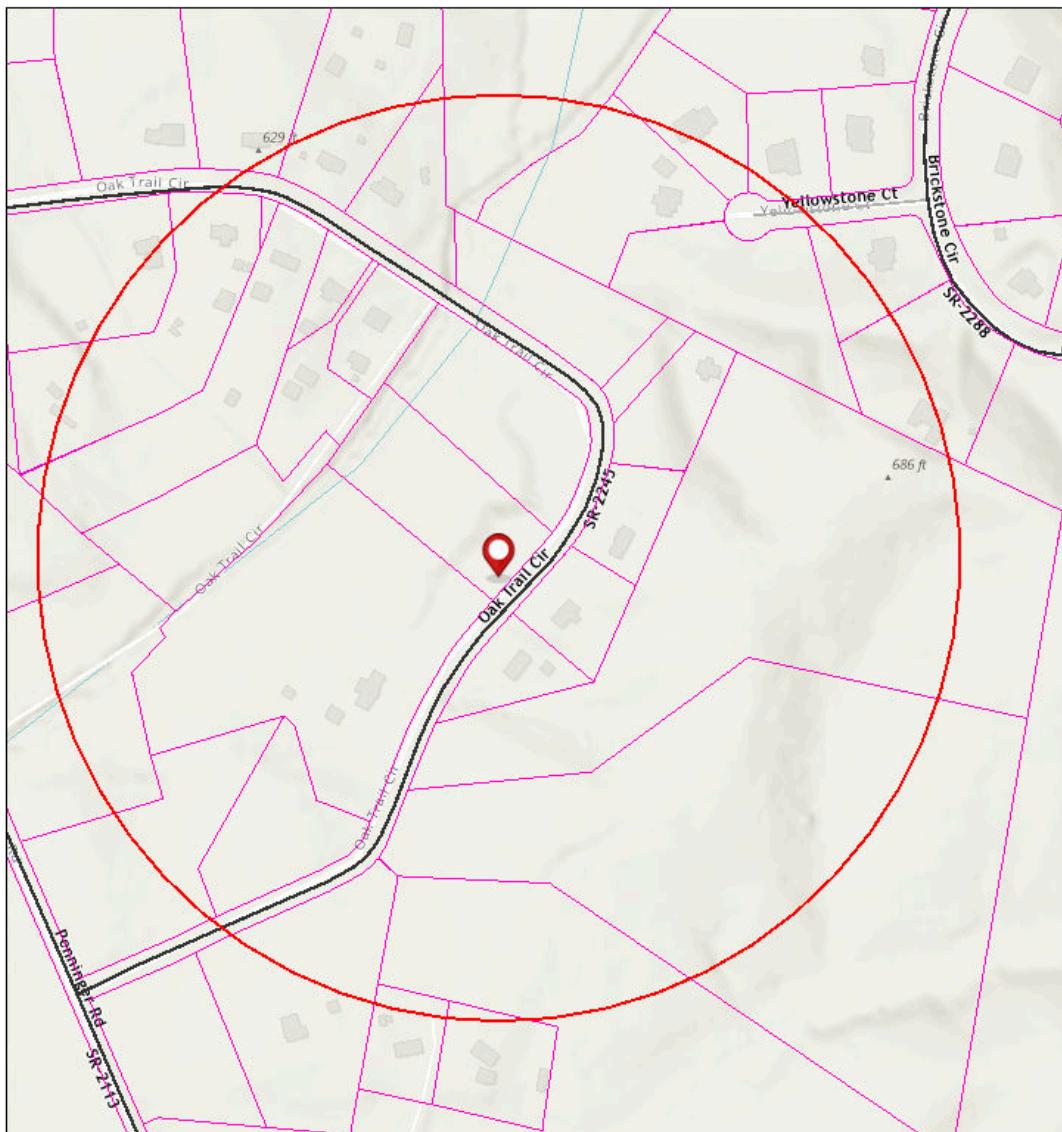




Area of Interest (AOI) Information

Area : 3,134,508.76 ft²

May 6 2024 9:32:50 Eastern Daylight Time



North Carolina Parcels (Polygons) - Parcels

 County Boundary

Non-System Roads

— Non-System

— Secondary E

Secondary Route

1:4,514

NCDOT GIS Unit, Esri Community Maps Contributors, Cabarrus County Government, mecknc, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METV NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NOEAS, NLS.

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Zoning Permit

Zoning / Compliance Certificate
Cabarrus County, NC (704) 920-2137
Date: 3/1/2024



Application #: ZN2024-00307
Parcel Number: 56325067820000

FLOOD

Fees:	Single Family Detached or manufactured home zoning permit (SFD)	\$100.00	3/1/2024
		TOTAL	\$100.00

Project Name: SUMMER DOUGLAS J

Applicant:	Summer	Work Location:	1100 OAK TRAIL CIR CONCORD, NC 28025
	635 Alfred Brown Court SW Concord, NC 28025	Phone:	7047870729
Property Owner:	SUMMER DOUGLAS J	Owner Phone:	
Contractor:		Proposed use:	NEW RESIDENCE WITH APPROX. 40 ' X 26 ' DIMENSIONS, APPROX. 1040 SQ.FT FOOTPRINT
		Previous use:	VACANT

Setback Information

Front Corner Lot:	--	Front Local Road:	50'	Front Minor Collector:	75'
Side Yard:	20-40'	Side Yard Accessory:	20-40'	Max Impermeable Surface%:	15'
Rear Yard:	30'	Rear Yard Accessory Setback 15ft or less:	5'		

Subdivision and Lot Number:

Total Lot Area:	2.15	Number Of Dwelling Units:	
Max Height (Principal/Acc):	40/40'	Project Description:	NEW RESIDENCE WITH APPROX. 40 ' X 26 ' DIMENSIONS, APPROX. 1040 SQ.FT FOOTPRINT

Zone: AO Conventional

Development of this property will also involve:

<input type="checkbox"/> Approve Site Plan	<input type="checkbox"/> Accessory / Building / Structure Signs	<input type="checkbox"/> Watershed Overlay District
<input type="checkbox"/> Fence / Screen / Buffer Yard	<input checked="" type="checkbox"/> Flood Damage Prevention Ordinance	

Comments: NO WATERSHED WITHIN PROPERTY

FLOODWAY, 100 YEAR FLOODPLAIN & 500 FLOODPLAIN(NOT REGULATED BY THE COUNTY)
WITHIN PROPERTY, BUILDING SITE IS NOT IN FLOODPLAIN OR FLOODWAY

ALL STRUCTURES MUST STAY OUT OF WATERBODY BUFFER ZONE AND NO BUILD SETBACK

Zoning Staff Signature:

I, the undersigned, certify that all work designated on this application and on approved attached plans (if any) will be performed as indicated, and arrangement of land and / or structures will conform to all information presented herein and to all regulations of the zoning ordinance. No structures will be used or occupied other than in compliance with a valid certificate of zoning compliance / occupancy issued.

Signature of Owner or Applicant as Owners' Authorized Agent:

Important Setback Information

CABARRUS COUNTY

65 CHURCH STREET S - PO Box 707

CONCORD, NC 28025

Office - 704-920-2137 Fax - 704-920-2144

This notice is to inform you that all proposed principle and/or accessory structures shall be built or placed on the subject property in compliance with the setback standards listed on your Zoning Compliance Permit.

Example structures shall include but not be limited to:

- Residential Structures: Site Built, Modular, Mobile Homes
- Residential Accessory Structures: Pools, Storage Buildings, Garages
- Non Residential Structures: Offices, Warehouses, Fire Stations, Banks
- Non Residential Accessory Structures: Display Areas, Gas Pumps, ATM's

A structure built or placed on a property which encroaches a setback boundary shall be considered a violation of the Zoning Ordinance. Such violations are subject to all civil penalties and remedies set forth in the Zoning Ordinance.

Prior to construction, verify setbacks to ensure the structure will be properly built or placed on the property.

All setbacks shall be measured from the existing or proposed right of way of record.

If you question the possibility of an encroachment consult with a land surveyor of your choice to plot out the structure placement.

I HAVE READ AND UNDERSTAND THESE REQUIREMENTS:

Applicant:

Date:

3/1/24

Staff:

Date:

3/1/24



Owner Copy



Staff Copy



ZONING PERMIT APPLICATION CABARRUS COUNTY-ZONING DIVISION

STAFF USE ONLY

Application/Accela#: _____

Reviewed by: _____

Date: _____

Amount Paid: _____

WHEN IS A ZONING PERMIT APPLICABLE?

Zoning permits are required for all new construction. Whether it is a new residential or commercial structure, an addition to an existing structure, an outside storage building, or an attached deck, a zoning permit is required. Permits are also required for the installation of swimming pools (above or in ground), car ports, and to change the use of an existing structure or property.

GENERAL REQUIREMENTS:

UTILITIES

- If the property has an existing septic system, an inspection application will need to be completed online at [CabarrusCounty.us](#) or [Accela Citizen Access](#) the Cabarrus Health Alliance at 704-920-1207 or visit them at 300 Mooresville Road, Kannapolis. CHA will provide a letter for you to turn in with your application.
- If the property requires a new septic system, a site evaluation application will need to be completed online at [CabarrusCounty.us](#) or [Accela Citizen Access](#) or visit the Cabarrus Health Alliance at 300 Mooresville Road, Kannapolis.
- If the property will be served with **government water or sewer**, you must provide an Intent to Serve from the utility provider.

SITE/PLOT PLAN (to scale) that shows:

- size and configuration of the property, including lot dimensions and acreage
- location and dimensions of all existing structures
- location and dimensions of all existing parking and driveway areas
- location and dimensions of any bodies of water or water channels (ponds, streams, wetlands, swales, etc.)
- location of identified special flood hazard areas, including floodway, 100-year and 500-year
- location and dimensions of proposed work (new structure, pool, addition to existing building, deck, etc.)
- setbacks for the applicable zoning district (must meet established setbacks for district)
- additional information as required if the property lies within an Overlay District as defined in Chapter 4 of the Cabarrus County Development Ordinance.

➤ Requests for zoning permits must comply with all applicable standards of the Cabarrus County Development Ordinance.

ZONING PERMIT APPLICATION SUBMISSION:

Zoning is located on the second floor of the Cabarrus County Governmental Center at 65 Church Street S, Concord, 28025. The application package should include a complete, signed application form along with the appropriate zoning permit fee, plot/site plan, and supporting documentation.

Incomplete plan submittals and applications will not be processed and will be returned to the applicant

BUILDING PLAN SUBMISSION:

The zoning review process does not include NC Building Code review. When you submit the zoning permit application, you should also submit to Cabarrus County Building Standards. For additional information, call 704-920-2128.

ZONING PERMIT TYPE REQUESTED: CHOOSE ONE*******EACH PROPOSED USE OR STRUCTURE REQUIRES A SEPARATE APPLICATION*******

<input checked="" type="checkbox"/>	Primary Dwelling	\$100.00
<input type="checkbox"/>	Accessory Building <input type="checkbox"/> office space included	\$75.00
<input type="checkbox"/>	Swimming Pool	\$75.00
<input type="checkbox"/>	Deck/Porch	\$75.00

<input type="checkbox"/>	Manufactured Home	\$100.00
<input type="checkbox"/>	Accessory Dwelling <input type="checkbox"/> sq ft living area	\$75.00
<input type="checkbox"/>	Addition/Expansion	\$75.00
<input type="checkbox"/>	Other:	

UTILITIES: HOW THE PROPERTY WILL BE SERVED?

<input checked="" type="checkbox"/>	Septic Tank, Permit # SE 2023-0028
<input checked="" type="checkbox"/>	Private Well

MUST provide Construction Authorization or Existing System Report from CHA

<input type="checkbox"/>	Governmental Sewer Service
<input type="checkbox"/>	Governmental Water Service

MUST provide copy of Intent to Serve letter from municipality providing service**GENERAL INFORMATION:**1045 sq foot residence

PROJECT DESCRIPTION AND DIMENSIONS

1100 Oak trail Circle Concord

PROJECT ADDRESS

56325067820000

PROJECT PARCEL NUMBER (PIN)

AO

COUNTY ZONING DESIGNATION FOR PROPERTY

Douglas Summer

PROPERTY OWNER NAME

1045 Oak trail Circle

PROPERTY OWNER MAILING ADDRESS

Concord 28025704-787-0729

PHONE NUMBER

ssppjivnng2002@gmail.com

EMAIL ADDRESS

APPLICANT INFORMATION:

This person will receive the official correspondence to and from Cabarrus County regarding the zoning permit application and plot plan review.

NAME

CONTRACTOR LICENSE NUMBER

PHONE NUMBER

ADDRESS

EMAIL ADDRESS

CITY, STATE, ZIP CODE

I hereby affirm that the above information is accurate and correct to the best of my knowledge. By signing below, I agree to conform to all applicable County ordinances and regulations and understand that deviations from the plan submitted may be cause for a zoning violation or a stop work order to be issued.

Signed by:

Douglas Summer

Date:

2.29.24



GPS CERTIFICATION

I, James T. West, certify that this map was drawn under my supervision from an actual survey under my supervision; the following information was used to perform survey.

1. class of survey: A (1:10000)
2. Pos. Accur: H: N:0.00032 E: 0.00054
3. Real Time Kinematic
4. Date of Survey: 10/24/2023
5. Datum: Epoch NAD-83 (2011)
6. Fixed Control Base station: "Concord CORS"
7. Geod Model: Geoid12B
8. Combined Grid Factor: 0.99984765
9. Units: US Survey Feet

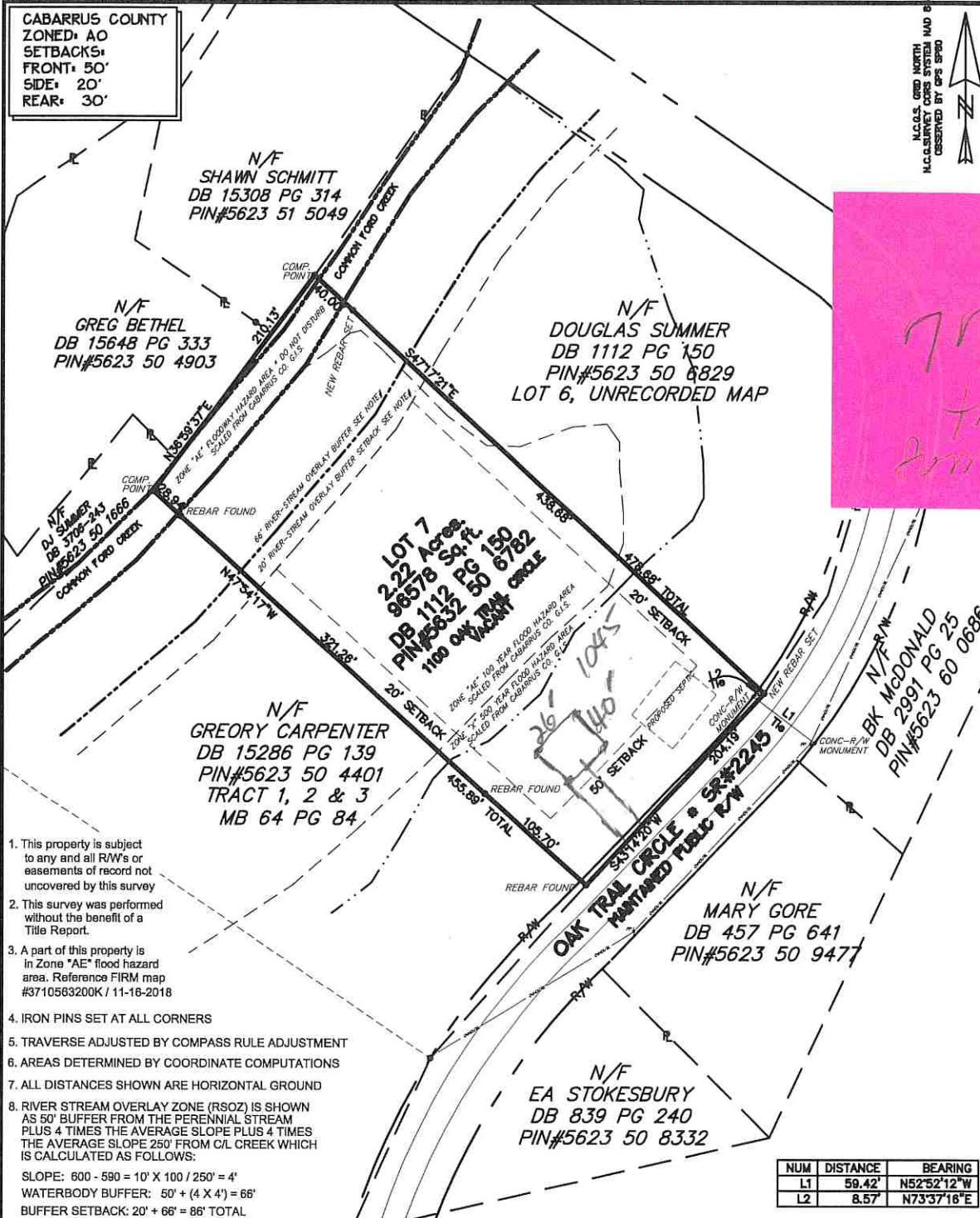


The state of North Carolina

I, James T. West, certify that this map was drawn by me or under my supervision from an actual survey made by me or under my supervision; deed description recorded in book 1112 page 150, that the error of closure as calculated by Latitudes and departures is 1:23,000+-. That boundaries not surveyed shown as broken lines drawn from information found as noted, and that this plan is of a survey of another category such as the recombination of existing parcels, or other exception to the definition of subdivision.

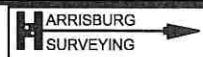
Witness my hand and seal this 27th day of OCTOBER 2023

James T. West
James T. West NCPLS# 3392



EP - Existing Iron Pin / Pipe
NP - New Iron Pin (1/2" Iron Rod/Rebar)
CP - Computed Point
PP - Power Pole
RW - Right-of-Way
RW Mon. - Right-of-Way Monument
R/W - Right of Way
Aaph. - Asphalt
Easmt. - Easement
C - Center Line
Conc. - Concrete

To Be Combined
TDS - Telephone
PWR - Power
HVAC - Heating Vent & Cooling
OVD - Overhead Utility
UBI - Utilities
Easmt. - Easement
C - Center Line
PWR, TELE, ETC. - APPX. LOCATION OF PROP. LINE



DEUT. V. 27-17/PROV. V. 22-26
115 Main Dr Harrisburg, NC 27743 910-733-9653
<http://www.harrisburgsurveying.com>

Survey of Lot 7 (Unrecorded plat) per Tract 1 (Lots 6 & 7), DB 1112 PG 150; PIN# 5632 50 6782

Owned by: Douglar & Kathy Summers

Survey for: Douglas & Kathy Summers

NO.5 Township,

CABARRUS COUNTY

North Carolina

Scale: 1" = 100'

Date: October 27, 2023

Page 30 of 42

100'

00'

100'

200'

References: ALL DEEDS AS SHOWN ON SURVEY

Drawn By: SDG

Checked By: JTW

MSCAD- 231007

Building Permit



Building Residential BU2024-00792

Cabarrus County, NC

(704) 920 - 2128

3/1/2024

Parcel Pin: 56325067820000

Work Location: 1100 OAK TRAIL CIR
CONCORD, NC 28025

Subdivision/Lot: /

Contractor:

License:

Applicant: SUMMER DOUGLAS J
1045 OAK TRAIL CIR
CONCORD, NC 28025

Owner: SUMMER DOUGLAS J
1045 OAK TRAIL CIR
CONCORD, NC 28025

Description: NEW HOME

PERMIT DETAILS

Heated Sq Ft: 1045	Unheated Sq Ft: 400	Total Sq Ft: 1445
Type Construction: Frame	Type Heat:	Habitable Rooms: 4
Bathrooms: 1	Stories: 1	Estimated Cost: 80000

FEES

<u>Item</u>	<u>Fee</u>
-------------	------------

Total:

I, THE UNDERSIGNED, CERTIFY THAT THE WORK DESIGNATED IN THIS APPLICATION WILL BE DONE ACCORDING TO THE BUILDING LAWS OF THE STATE OF NORTH CAROLINA AND CABARRUS COUNTY, AND WILL COMPLY WITH THE ZONING ORDINANCE OF CABARRUS COUNTY AND COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE OF CABARRUS COUNTY. IF SAID BUILDING IS TO BE ERECTED IN THE FIRE LIMITS AS ESTABLISHED BY THE CITY ORDINANCE AND CABARRUS COUNTY IN THE ONE MILE AREA, THEN SUCH BUILDING PERMIT IS ISSUED SUBJECT TO THE APPROVAL OF THE INSURANCE COMMISSIONER OF THE STATE OF NORTH CAROLINA.

For Building and Trade Permits only: Informal review of inspectors' decisions is available on the Cabarrus County website:
<https://www.cabarruscounty.us/departments/construction-standards>.

For questions concerning this process, please contact Chief Code Enforcement Officer, Matt Love, at 704-920-2128 or construction2222@cabarruscounty.us.

Notice for Building Permits: The Building for which this Permit is issued shall not be occupied until a Certificate of Occupancy has been issued as required by the terms of the City/County Zoning Ordinances and the North Carolina State Building Code.

Do not proceed with work until appropriate inspection has been completed. To verify an inspection has passed, or to schedule an inspection, access <https://citizenaccess.cabarruscounty.us>.

For questions, contact 704-920-2128

This permit will expire if:

- Work has not started and been inspected within six (6) months of issue date, or
- Work has been discontinued for a period of twelve (12) months.

No Refunds will be issued.

Applicant Signature:

Date:

3.1.24

Douglas Summer Zoning Variance Poll of Adjacent Property Owners

On Oct 8, 2024 letters asking if there were any concerns/objections to a zoning variance for my property at 1100 Oak Trail Circle were hand delivered to the 4 properties adjacent to my property. Letters were left at 1008 Oak Trail Circle, 1020 Oak Trail Circle, 1111 Oak Trail Circle and 1120 Oak Trail Circle. While delivering the letters, verbal conversations were had with the owners at 1120 and 1111 Oak Trail Circle explaining our request to which there were no concerns raised.

In the letter we asked for a response by Oct 11, 2024 if there were any concerns and as of Oct 15, 2024 we have had no negative responses.

Thank you for your time and attention in this matter.

Douglas Summer

704-787-0729

Dear Neighbor,

As you may have noticed we are in the process of building a house at 1100 Oak Trail Circle. We had the misfortune of using a contractor who put the house foundation 61 feet from the road, not the required 70 feet. So, we have asked the Cabarrus County Zoning Board for a variance to allow us to finish building the house. As part of that process, we are asking our neighbors with adjoining property if they have any concerns, questions or pushback that should be provided to the Zoning Board.

Hopefully there is none but we would glad to answer any questions you may have and will present any concerns brought forward to the Zoning Board. If you have any such concerns, please let us know via email at ssppriinngg2002@gmail.com by 10.10.24.

Thank you!

Doug and Kathy Summer

Gregory Carpenter

Mary Gore

Lamar Bethel

Shawn Schmit



Cabarrus County Government – Planning and Development Department

October 17, 2024

Dear Property Owner:

A Variance Application has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, November 12, 2024 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

• Petitioner	Douglas Summer
• Petition Number	VARN2024-00003
• Property Location	1100 Oak Trail Circle
• Parcel ID Number	5632-50-6782
• Existing Zoning	Agricultural / Open Space (AO)
• Variance Request	Relief from the dimensional standards Section 5-5.B to allow a proposed residence to encroach into the front setback.

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in black ink that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181

If reasonable accommodations are needed please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.

PIN	Name	Address	City	State	Zip Code
5632-50-8829 & 5632-50-1666	Douglas & Kathy Summer	1045 Oak Trail Cir	Concord	NC	28025
5632-50-4903	Greg Lamar Bethel	1008 Oak Trail Cir	Concord	NC	28025
5632-50-4401	Gregory & Michele Carpenter	1140 Oak Trail Cir	Concord	NC	28025
5632-50-9477	Mary K Gore	311 Home Harrelson Rd	Whiteville	NC	28472
5632-60-0686	Brian & Sherrill McDonald	1075 Oak Trail Cir	Concord	NC	28025
5632-50-8332	Everett & Kimberly Stotesbury	49428 River Run Rd	Albemarle	NC	28001
5632-51-5049	Shawn Schmitt & Sharlene Phillips	1020 Oak Trail Cir	Concord	NC	28025
Subject Property					
5632-50-6782	Douglas & Kathy Summer	1045 Oak Trail Cir	Concord	NC	28025



Cabarrus County Government – Planning and Development Department

October 17, 2024

Dear Property Owner:

A Variance Application has been filed in our office for property **adjacent** to yours. The property and specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, November 12, 2024 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

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Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181

If reasonable accommodations are needed please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.

Public Hearing Notice

Cabarrus County Planning and Zoning Commission

Tuesday, November 12, 2024 @ 6:30 P.M.

Commissioners Meeting Room, 2nd Floor

65 Church St. S. Concord, NC 28026

Petition VARN2024-00003 – Variance request for setback requirements in Chapter 5 to allow a residence to encroach into the front setback. Douglas Summer is the applicant/owner. The address associated with the subject property is 1100 Oak Trail Circle (PIN: 5632-50-6782).

Petition VARN2024-00004 – Variance request for setback requirements in Chapter 5 for setback encroachments of existing accessory structures and impervious area that exceeds the limit for the zoning district. Frank and Lisa LaRoche are applicants/owners. The address associated with the subject property is 2945 Parks Lafferty Road (PIN: 5547-44-875).

For information, contact Planning and Development at 704.920.2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704.920.2100 at least 48 hours prior to the public hearing. Publication Dates: October 31, November 5, 2024. COL-NC-400646

Monday, October 21, 2024 at 11:04 AM
Cabarrus County



PLANNING STAFF REPORT
 CABARRUS COUNTY PLANNING AND ZONING COMMISSION
 11/12/2024

Staff Use Only:
 Approved:
 Denied:
 Tabled:

Variance: VARN2024-00004

Applicant Information: Frank & Lisa La Roche
 2945 Parks Lafferty Road
 Concord, NC 28025

Owner Information: Frank & Lisa La Roche
 2945 Parks Lafferty Road
 Concord, NC 28025

PIN: 5547-44-8705

Area in Acres: +/- 1.14

Purpose of Request: The purpose of this request is to seek relief from the setback requirements and the maximum impermeable area allowance of the Agricultural / Open Space (AO) district located in Section 5-5.B, Dimensional Standards of the Development Ordinance.

The applicant was engaged in the sale the subject property and a survey of the subject property was done showing the setback encroachments and excessive impervious area. The applicant then requested a zoning verification letter and the violations became known to staff. The Applicant was instructed, at that time, to request variances for these violations.

Setback Encroachments:

Residence

According to the appraisal card (see Exhibit E), the residence was built in 1997. The property was zoned Medium Density Residential (MDR) district. At that time, the home was within the allowable setbacks.

- The property is currently zoned AO, and the side setback requirement is 20 feet.
- According to the survey of the property, the residence 11.59 feet from Western property line (see survey map).

Accessory Structure 1

A permit was issued for the accessory building in the right rear corner of the subject property on November 26, 2002. The subject property was zoned MDR at that time. The structure was permitted as a 16' x 24' structure. According to the permit, the side setback was 5' – 20' and the

rear setback was 5'. The rear setback requirement for AO zoning is 30 feet. The survey submitted shows that this structure is 9.03 feet away from the rear property line.

Accessory Structure 2 & Well House

According to the aerial photography, a well house was built around the well and a small, prefabricated storage shed was placed on the subject property sometime between 2010 and 2013. No permits were found in the system for these structures.

- Sometime between 2015 and 2017 the small, prefabricated storage shed was moved from center of the property over to the left side of the property into the side setback.
- The survey submitted shows that this structure is 8.85 feet away from western property line. The side setback requirement in AO is 20 Feet.

Accessory Structure 3

An application for a zoning permit for a 20'x 24' accessory building was submitted on May 16, 2017. It is assumed that this was intended for the structure located closest to the residence.

- The zoning permit process for this structure was never completed.
- The survey submitted shows that this structure is 12.43 feet away from the western property line. The side setback requirement in AO is 20 Feet.

Accessory Structure 4

A permit was issued for a 30' x 60' accessory building to be in the center of the property near the rear property line on January 14, 2019.

- The permit specified that the property was zoned Agricultural / Open Space, and the rear setback was 30 feet.
- The survey submitted shows that this structure is 19.54 feet away from the rear property line.

Accessory Structure 5

A permit was issued for a 20' x 32' accessory building to be located along the eastern property line in front of the existing accessory structure on June 25, 2020.

- The permit specified that the property was zoned Agricultural / Open Space, and the side setback was 20 feet.
- The survey submitted shows that this structure is 19.32 feet away from the right-side property line.

Impervious Area

- The AO zoning district restricts the amount of impervious area to 15% of the parcel.
- The survey submitted shows that the subject property is 1.14 acres in size. The maximum allowable impervious area for this size parcel is 7,448.76 square feet.
- The current total impervious area is 13,607 square feet.

Site Description: A residence currently occupies the subject property. There are five accessory structures and a well house located to the rear of the

residence. Two driveways access the property from Parks Lafferty Road. One driveway accesses the principal residence. The other driveway accesses the accessory structures to the rear.

Current Land Uses: The subject property is currently occupied by a single-family residence and six accessory structures (one of which is a well house).

Adjacent Land Uses: Residential and Vacant

Permitted Uses: Any use permitted within the AO zoning district would be allowed on the subject property.

Existing Zoning: Agricultural / Open Space (AO)

Surrounding Zoning:
North: AO
East: AO
South: Countryside Residential (CR)
West: AO & CR

Signs Posted: October 21, 2024

Newspaper Notification 1: October 31, 2024

Newspaper Notification 2: November 5, 2024

Notification Letters: October 17, 2004

Exhibits

- Exhibit A – Staff Report
- Exhibit B – Application
- Exhibit C – Survey
- Exhibit D – Staff Maps
- Exhibit E – Historical / Permitting Information
- Exhibit F – Neighborhood Meeting Information
- Exhibit G – Adjacent Property Owner Information
- Exhibit H – Health Alliance Information

Agency Review Comments

Emergency Services Review:

No comments. (*per Justin Brines, Deputy Chief EMS*).

Fire Review:

Fire would have little to no impact or input on this variance. Our only request is that the structures on the subject property, once sold, continue to be used for accessory use only and no commercial use unless the proper change of use process is pursued with construction standards. (*per Jacob Thompson, Fire Marshal*).

NCDOT Review:

We have no issues with the proposed variance as it relates to NCDOT right-of-way along SR 1138 (Parks Lafferty Road). (*per Marc Morgan, NCDOT*)

Sheriff's Department Review:

No comments. (*per Travis McGhee, Lieutenant Sheriff*).

Soil & Water Conservation Review:

No comments. (*per Abby Weinshenker, Resource Education Coordinator*)

Cabarrus Health Alliance:

The Health Alliance has received applications and issued approvals for accessory structures on this lot. Please see the attached records (Exhibit H) for details. (*Kurtis Nelson, Cabarrus Health Alliance*)

Zoning Review:

See staff report (*per Phillip Collins, Sr. Planner*)

History / Other Information

- The subject property was zoned Medium Density Residential when the original residence was built and remained MDR until sometime between 2003 and 2005 when it was rezoned to CR. The property was rezoned from CR to AO sometime between 2008 and 2009. The subject property has been used for residential purposes since 1997.
- The subject property is approximately 1.14 acres in size.
- A recent survey identified the setback encroachments and excess impervious area.
 - The survey was completed as part of a sales process.
 - The applicant is seeking relief for these violations so that the sales process can be completed.
- The application submitted by the property owners states the following:

- That zoning regulation, while intended to serve the public good, would unreasonably and negatively affect this property and would also not provide any benefit to the surrounding community if adhered to.
- That in the case of the large shop (referred to as Fourth Accessory Structure above), a permit was pulled by the contractor and the building inspector signed off.
- That the locations of the accessory buildings on the property were placed in such a way to both take advantage of the flatter areas of the sloped plot, as well as avoid impeding water flow during heavy rains.
- That the zoning issues arose during the sales process and prior to that, there was no indication that the property had any violations.
- That the overall spirit of the zoning ordinance will remain intact if this variance is approved. It is the applicant's belief that these requests should be considered minor, and approval would not be contrary to the public interest of the community and will not have any adverse effects on public safety or welfare.

Conditions of Approval

Should the Board of Adjustment grant approval of the variances, the following conditions should be considered as part of the approval and case record:

- The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the property.
- The structures on the subject property, once sold, shall continue to be used for residential accessory purposes only. No commercial use is allowed unless the proper change of use process is pursued with Fire, Zoning, and Construction Standards.



CABARRUS COUNTY VARIANCE APPLICATION

STAFF USE ONLY:

Application/Accela#: _____

Reviewed by: _____

Date: _____

Amount Paid: _____

INSTRUCTIONS/PROCEDURES:

1. Schedule a pre-application meeting with Staff. During this meeting, Staff will assess the proposed variance request to evaluate options that may be available to you through the zoning ordinance. If it is necessary to proceed with the request, Staff will explain the procedures and requirements, including the thresholds of consideration for variance requests.
2. Submit a complete application to the Planning Division. All applications must include the following:
 - Cabarrus County Land Records printout of all adjacent property owners. This includes properties located across the right-of-way and all on-site easement holders. The list must include owner name, address, and Parcel Identification Number.
 - A recent survey or legal description of the property.
 - Required number of copies of the proposed site plan (determined at pre-app meeting). At a minimum, the site plan must show the following:
 - The subject property and any adjacent properties.
 - All existing buildings, including setbacks from property lines.
 - All proposed buildings, parking facilities and accessory uses, including setbacks from property lines (if applicable).
 - The location and type of screening and buffering proposed (if applicable).
 - Impervious surface ratio (if applicable).
 - Waterbody buffers (if applicable).
 - Delineation of the proposed variance on the site plan so that the type and nature of the variance the applicant is seeking is clear. (This may be accomplished by submitting two site plans. One to show the requirements of the ordinance and a second to show what the variance request will achieve.)
 - Any additional item(s) that must be illustrated on the plan as determined during the pre-application meeting.
 - Neighborhood meeting documentation (minutes and list of attendees)
 - Any additional documents essential for the application to be considered complete. (Determined at pre-application meeting)
3. Submit cash, check, or money order made payable to Cabarrus County.
Fees: Residential Variance request = \$500.00 first acre + \$15.00 each additional acre
Non-residential Variance request = \$600.00 first acre + \$15.00 each additional acre
(Plus cost of advertising and engineering fees if applicable)

Incomplete applications will be returned to the applicant and will not be processed.

PROCESS SUMMARY:

1. Hold a pre-application meeting with Staff to discuss your request and the variance process.
2. Submit a complete application with the appropriate fees to the Cabarrus County Planning Division.
Staff and appropriate agents will review your complete application and site plan and comments will be forwarded to you. You will need to address the comments in writing, revise the site plan accordingly and resubmit a site plan showing that comments are addressed, and errors corrected.
3. Once advised that the site plan and supporting documentation are complete and ready to be presented to the Board of Adjustment, you will need to submit the final material to staff (number determined by Staff).
4. When the information is received, Staff will begin to prepare a staff report, schedule a public meeting date and notify adjacent property owners of the public meeting/public hearing date. A sign advertising the public hearing will also be placed on the property being considered for the variance request.

Meeting Information: Meetings are held the second Tuesday of each month at 6:30 p.m. in the Cabarrus County Governmental Center located in downtown Concord at 65 Church Street, SE or an alternative location as announced.

Variance: Variance requests are considered by the Board of Adjustment during a quasi-judicial hearing. This means that anyone wishing to speak regarding the application must be sworn in. The vote requirement for the variance request to pass is 80% or greater. Additional conditions may be added as part of the variance approval process.

Questions: Any questions related to the variance process may be directed to the Planning Division at 704-920-2141, between 8 AM and 5 PM, Monday through Friday.

APPLICANT

Frank LaRoche III & Lisa LaRoche

NAME

2945 Parks Lafferty Road

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-668-9662

PHONE NUMBER

FAX NUMBER

llaroche12@icloud.com

PROPERTY OWNER

Frank LaRoche III & Lisa LaRoche

NAME

2945 Parks Lafferty Road

ADDRESS

Concord, NC 28025

CITY, STATE, ZIP CODE

704-668-9662

PHONE NUMBER

FAX NUMBER

llaroche12@icloud.com

E-MAIL ADDRESS

E-MAIL ADDRESS

Is Applicant the designated Point Of Contact for comments and for billing? Yes No _____

If no, provide POC name, email, phone and address:

Legal Relationship of Applicant to Property Owner Self

Existing Use of Property Residential

Existing Zoning AO

Property Location 2945 Parks Lafferty Road; Concord, NC 28025

Tax Map and Parcel Identification Number (PIN) 5547-44-8705

TO THE BOARD OF ADJUSTMENT

I, Frank III and Lisa LaRoche, HEREBY PETITION THE BOARD OF ADJUSTMENT FOR A VARIANCE FROM THE LITERAL PROVISIONS OF THE ZONING ORDINANCE. UNDER THE INTERPRETATION GIVEN TO ME BY THE ZONING ADMINISTRATOR, I AM PROHIBITED FROM USING THE AFOREMENTIONED PARCEL OF LAND. I REQUEST A VARIANCE FROM THE FOLLOWING PROVISION(S) OF THE ORDINANCE.

The following information shall be completed by applicant(s) seeking a variance:

1. Variance Request Including Related Zoning Ordinance Section(s)

Section 5-5.B Dimensional Standards - Setbacks and Maximum Impervious Surface Restriction
Section: We are requesting Variance on accessory buildings on our property. A recent survey indicated of the AO
that multiple buildings are too close to the property line and one that exceeds a height limitation. Also District.
of note, the house was built in 1997. At that time, a letter of approval by adjoining landowner, Mr.
Earnest Porter, was provided to allow the home to be built closer to Mr. Porter's adjoining property
than the ordinance allowed. This was five years prior to us purchasing the home in 2002.

2. Reason(s) for Seeking a Variance

We have moved to Florida to seek medical care for Frank and to be near our daughter and extended
family for support. We are seeking a variance to ensure that the property can be sold without imposing
any zoning-related burdens on the future owner. A variance would provide peace of mind, assuring the
future owner that they will not face legal or regulatory challenges due to the property's configuration.

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. State law and local ordinance provide strict requirements on standards for granting a variance. Pursuant to G.S. 160D-705(d) and Cabarrus County Development Ordinance § 12-20, the Board must make the following four conclusions before issuing a variance:

1. Unnecessary hardship would result from the strict application 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.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

In order to make its determination, the Board will review the evidence submitted in this application as well as receive public comment during the scheduled public hearing. This application will be entered into the official record of the public hearing.

THE RESPONSIBILITY FOR PRESENTING EVIDENCE TO SUPPORT THE VARIANCE REQUEST, AS DESCRIBED DURING THE MEETING AND TO THE BOARD OF ADJUSTMENT, LIES COMPLETELY WITH THE APPLICANT.

FINDING OF FACT CHECKLIST

Please provide an explanation to each point in the space provided.

1. *Unnecessary hardship would result from the strict application 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.*

(This often will be the most difficult area in which to make a determination. The issue, as established by court decisions, deals with the nebulous term of "reasonableness." Generally, if the variance is sought to make a greater profit on this property at the expense of others in the area, this point cannot be met. This item is best reviewed with the concept of, "is the property barred from a reasonable use if the strict terms of the ordinance are adhered to"?)

The zoning regulation, while intended to serve the public good, would unreasonably and negatively affect this property and would also not provide any benefit to the surrounding community if adhered to.

The offending structures were not built or modified knowingly outside the terms of the ordinance. In the case of the large shop, a permit was pulled by the contractor and the building inspector signed off.

2. *The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.*

(The problem must be unique to the property and not a public hardship and must apply to the property, not the property owner).

The locations of the accessory buildings on this property were placed in such a way to both take advantage of the flatter areas of the sloped plot, as well as avoid impeding water flow during heavy rains.

3. *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

(The hardship must not be caused by the action or inaction of the applicant, such as failure to exercise reasonable due diligence before buying a property or building without a permit.)

The zoning issues arose when we had a buyer for the property. Prior to this, we had no indication that our property had any violations. A survey that was completed in August of 2024 found these issues.

4. *The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.*

(If a variance is granted, is the overall "spirit" of the zoning ordinance still intact? While difficult to explain, some types of variance requests are not in accord with the general intent and purpose of the ordinance and therefore must be cautiously reviewed. These often include extending a non-conforming use in scope, a use variance (not allowed), and modifying a dimensional standard to the detriment of a neighborhood or area. Also, does the variance make sense? Will its approval or denial endanger anyone? Will the essential character of the area be altered if approved or denied?)

The overall "spirit" of the zoning ordinance will remain intact if this variance is approved. We, and our neighbors, consider this a minor variance. Approval of this variance will not be contrary to the public interest of our community and will not have any adverse effects on public safety or welfare.

POSSIBLE CONDITIONS, SUGGESTED BY THE APPLICANT:

If the Board of Adjustment finds that a variance may be in order, but the Board still has concerns in granting the variance, reasonable conditions can be imposed to assure that any of the four points will continue to be met and not violated. In your review of the four points, are there any conditions that you believe would clarify the justification of a variance? If so, suggest these conditions in the space below.

I CERTIFY THAT ALL OF THE INFORMATION PRESENTED BY ME IN THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

SIGNATURE OF OWNER: Linda L. Roche DATE: 10-3-2024

SIGNATURE OF APPLICANT: Linda L. Roche DATE: 10-3-2024

LEGEND

- △ PK NAIL FOUND
- ▲ PK NAIL SET
- CONCRETE MONUMENT SET
- #4 REBAR SET
- # REBAR FOUND
- POINT NOT SET/ COMPUTED POINT
- ◎ 1" IRON PIPE FOUND
- Boundary not surveyed
- Tie Line (Not to Scale)
- Right of Way

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
ALL MATTERS REGARDING THIS PROPERTY MAY NOT BE SHOWN

NOTE: NO GRID MONUMENT FOUND WITHIN 2000' OF THE SUBJECT PROPERTY

NOTE: SETBACKS PER AO ZONING ORDINANCE ARE AS FOLLOWED
1 FRONT SETBACK = 50'
2 SIDEYARD SETBACKS = 20'
3 REAR YARD SETBACK = 30'
4 ACCESSORY BUILDINGS = 5' WITH HEIGHT LESS THAN 15'

(NOTE ACCESSORY BUILDINGS OVER 15' IN HEIGHT REQUIRES TO MEET SETBACKS FOR PRIMARY DWELLING)

JOAN M OROS
& WILLIAM M OROS SR
DEED BOOK 16987 PAGE 29

OVERHEAD POWER
S 57°38'53" E
166.05' TIE
19.68' 16.54' 9.63' 9.03' 21.64'
8.85' 24.09' 24.22' 24.22' 16.22'
42.14' 15.93' 24.15' 16.38' 24.22'
BUILDING 42.14' 24.15' 16.38' 24.22' 16.22'
PORCH 24.15' 16.38' 24.22' 16.22' 19.11'
APPROXIMATE GRAVEL AREA
HEIGHT 19.5' +
HEIGHT 19.1' +
CARGO CONTAINER WITH ROOF
HEIGHT = 11.7' +
WELL
BUILDING 20.27' 20.26'
PATIO
POLE
SHED 10.64' 19.68' 166.05' 21.64' 20.23'
12.43' 24.09' 24.22' 24.22' 19.32'
11.59' 24.09' 24.22' 24.22' 19.32'
11.99' 24.09' 24.22' 24.22' 19.32'
166.17' 166.05' 166.05' 166.05' 166.05'

60 PENNY
NAIL FOUND IN
BUSH
S 57°44'56" E
151.60' TIE

VICINITY MAP

NOT TO SCALE

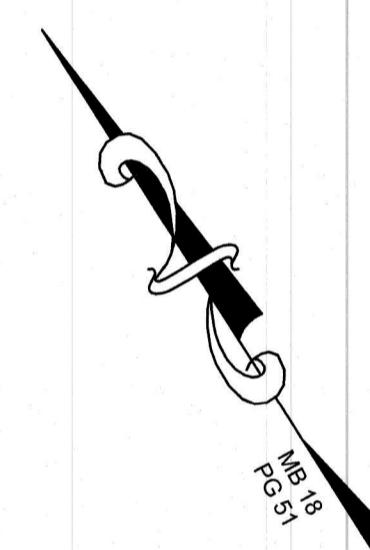
IMPERVIOUS SURFACE CHART

#1 HOUSE = 2230.83 SQ.FT.
2: REAR PORCH = 187.98 SQ. FT.
3: DRIVEWAY = 1610.12 SQ. FT.
4: RIGHT SIDE SIDEWALK = 155.51 SQ.FT.
5: REAR PATIO = 200.11 SQ. FT.
6: GRAVEL DRIVEWAY & AREA = 5460.92 SQ. FT.
7: BUILDING #1 = 485.81 SQ.FT +
8: BUILDING #2 = 1400.39 SQ.FT +
9: BUILDING #3 = 581.47 SQ.FT +
10: SHED = 100.47 SQ. FT. +
11: WELL HOUSE = 76.29 +
12: FRONT SIDEWALK = 229.73 SQ. FT. +
13: FLAG PEDISTAL = 48.81 SQ. FT. +
14: FREE STANDING CONCRETE PAD = 185.94 SQ. FT. +
15 AC UNIT (REAR BUILD #2 = 10.50 SQ. FT. +
16 CARGO UNIT WITH ROOF = 635.64 SQ. FT. +
17 STEP REAR = 7.12 SQ. FT. +

TOTAL = 13607.64 +
LIMIT = 7451 +
15% IMPERVIOUS SURFACE LIMIT

LOT 4

STEVEN E. IRMINGER
& KATHY C. IRMINGER
DEED BOOK 12750 PAGE 290



POWER
POLE

POWER
POLE

NOTE: SETBACKS PER AO ZONING ORDINANCE ARE AS FOLLOWED
1 FRONT SETBACK = 50'
2 SIDEYARD SETBACKS = 20'
3 REAR YARD SETBACK = 30'
4 ACCESSORY BUILDINGS = 5' WITH HEIGHT LESS THAN 15'

(NOTE ACCESSORY BUILDINGS OVER 15' IN HEIGHT REQUIRES TO MEET SETBACKS FOR PRIMARY DWELLING)

LOT 5
AC = 1.14 +
ZONED AO
AREA BY P.C. SURVEY

RIP RAP

GRAVEL DRIVEWAY

FLAG POLE
PEDISTAL

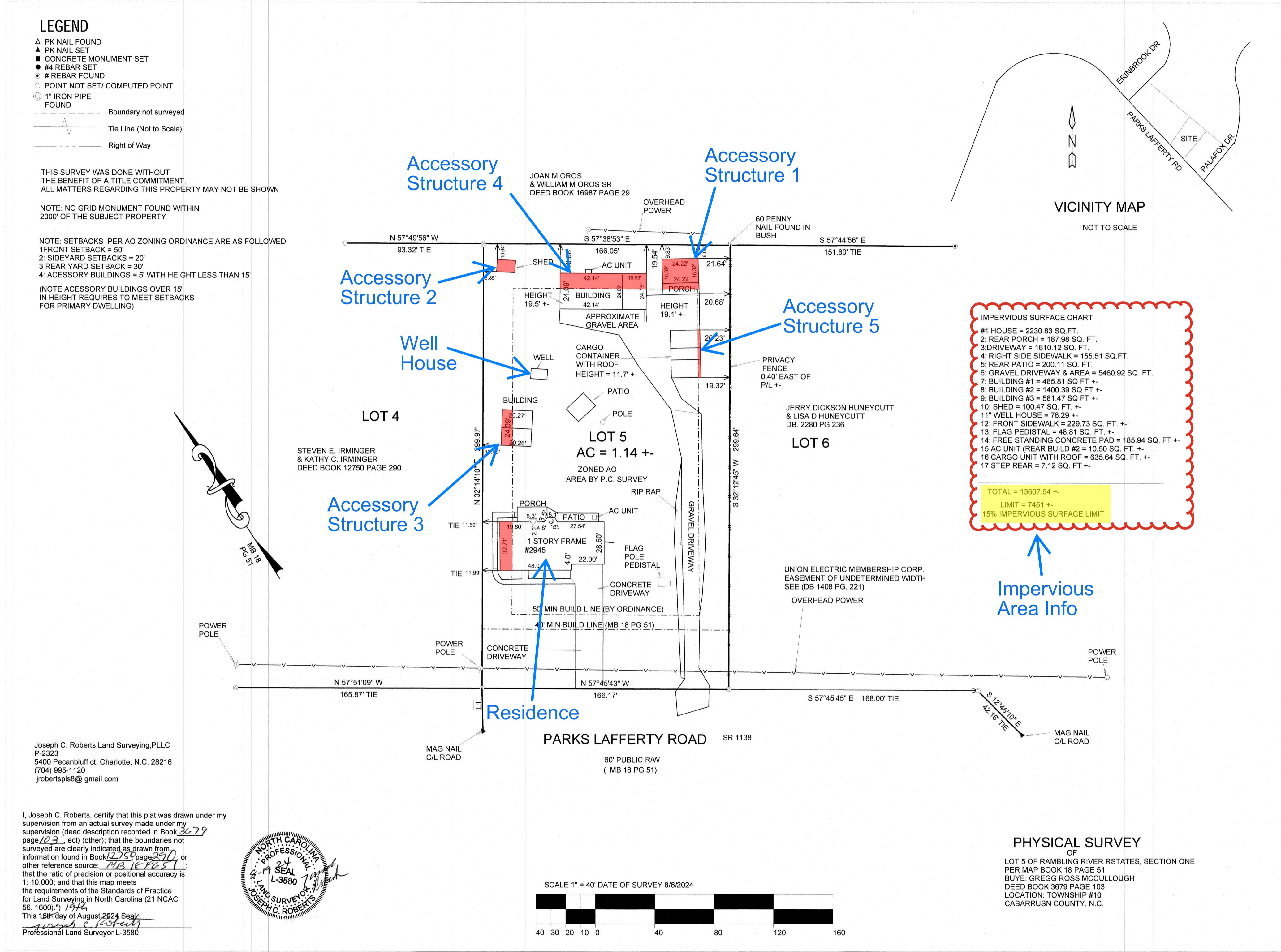
CONCRETE
DRIVEWAY

CONCRETE
DRIVEWAY

50' MIN BUILD LINE (BY ORDINANCE)

40' MIN BUILD LINE (MB 18 PG 51)

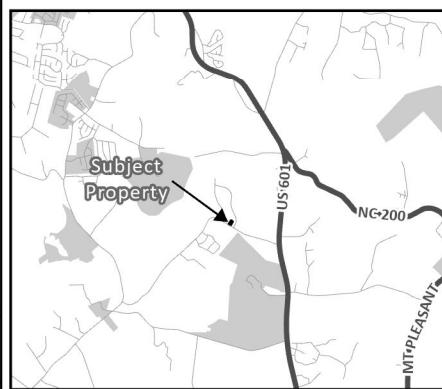
CONCRETE
DRIVEWAY



Central Planning Area
Zoning Map

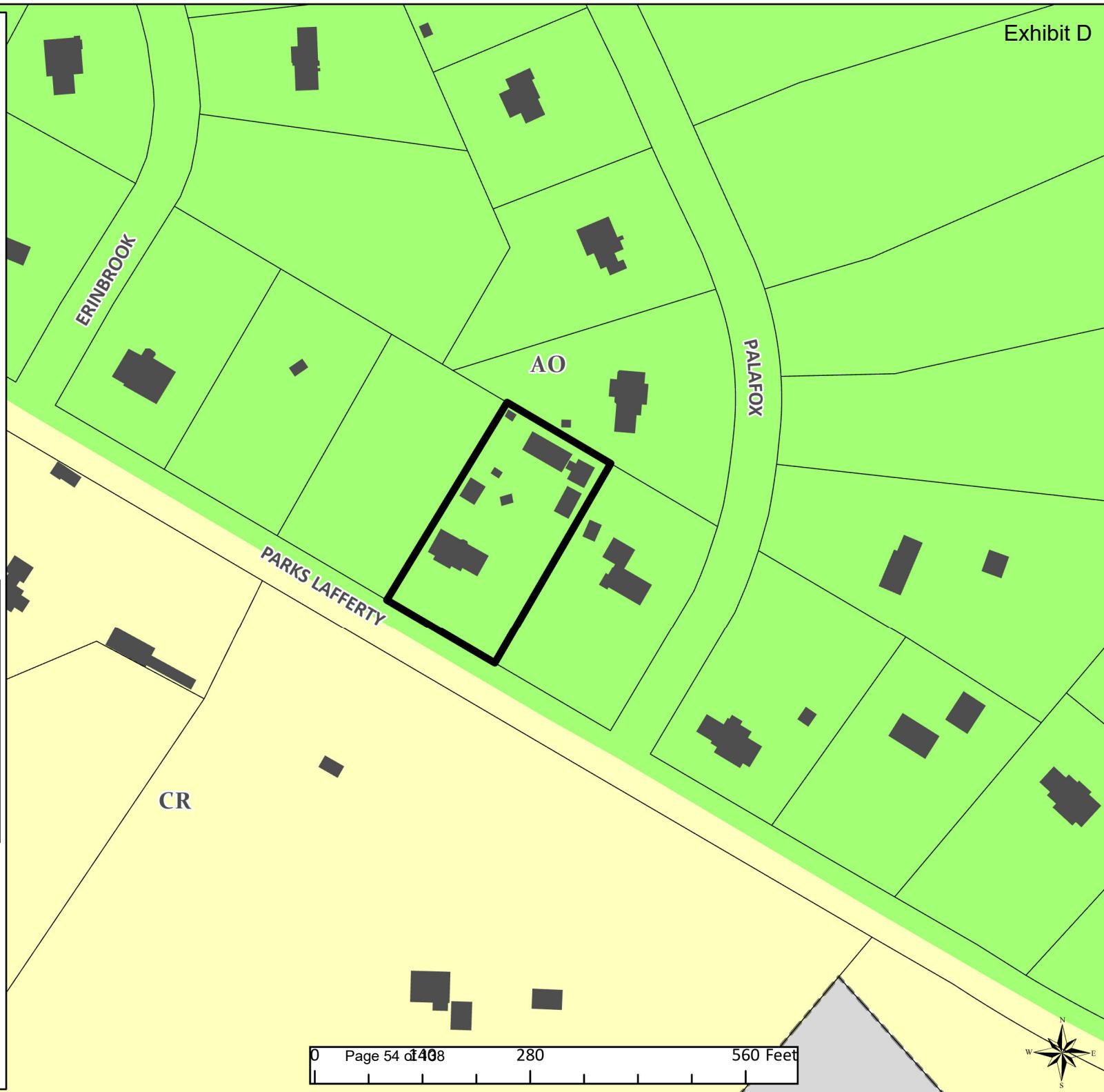


Applicant: Frank & Lisa LaRoche
Owner: 2945 Parks Lafferty Road
Case: VARN2024-00004
Address: 2945 Parks Lafferty Road
Purpose: Setback Encroachments and
Impervious Area
PIN: 5547-44-8705



Cabarrus County shall not be held liable for any errors in this data. This includes errors of omission, commission, errors concerning the content of the data, and relative and positional accuracy of the data. These data cannot be construed to be a legal document. Primary sources from which these data were compiled must be consulted for verification of information contained within the data. Map prepared by Cabarrus County Planning and Development November, 2024

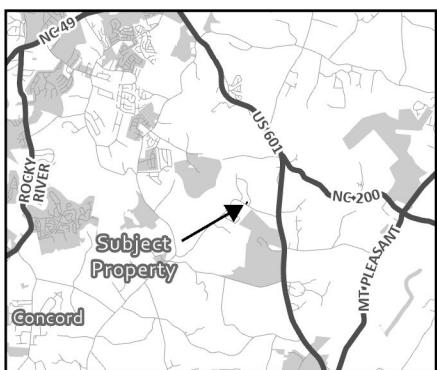
Exhibit D



Central Planning Area
Aerial Map



Applicant: Frank & Lisa LaRoche
Owner: 2945 Parks Lafferty Road
Case: VARN2024-00004
Address: 2945 Parks Lafferty Road
Purpose: Setback Encroachments and
Impervious Area
PIN: 5547-44-8705



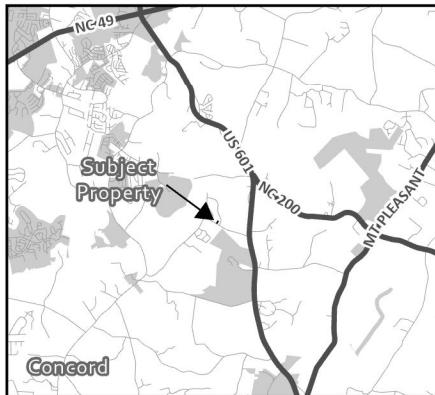
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Central Planning Area
Future Land Use Map



Applicant: Frank & Lisa LaRoche
Owner: 2945 Parks Lafferty Road
Case: VARN2024-00004
Address: 2945 Parks Lafferty Road
Purpose: Setback Encroachments and
Impervious Area
PIN: 5547-44-8705



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Legend

Subject Property

Case

VARN2024-00004

Structures

Municipal District

ETJ Boundary

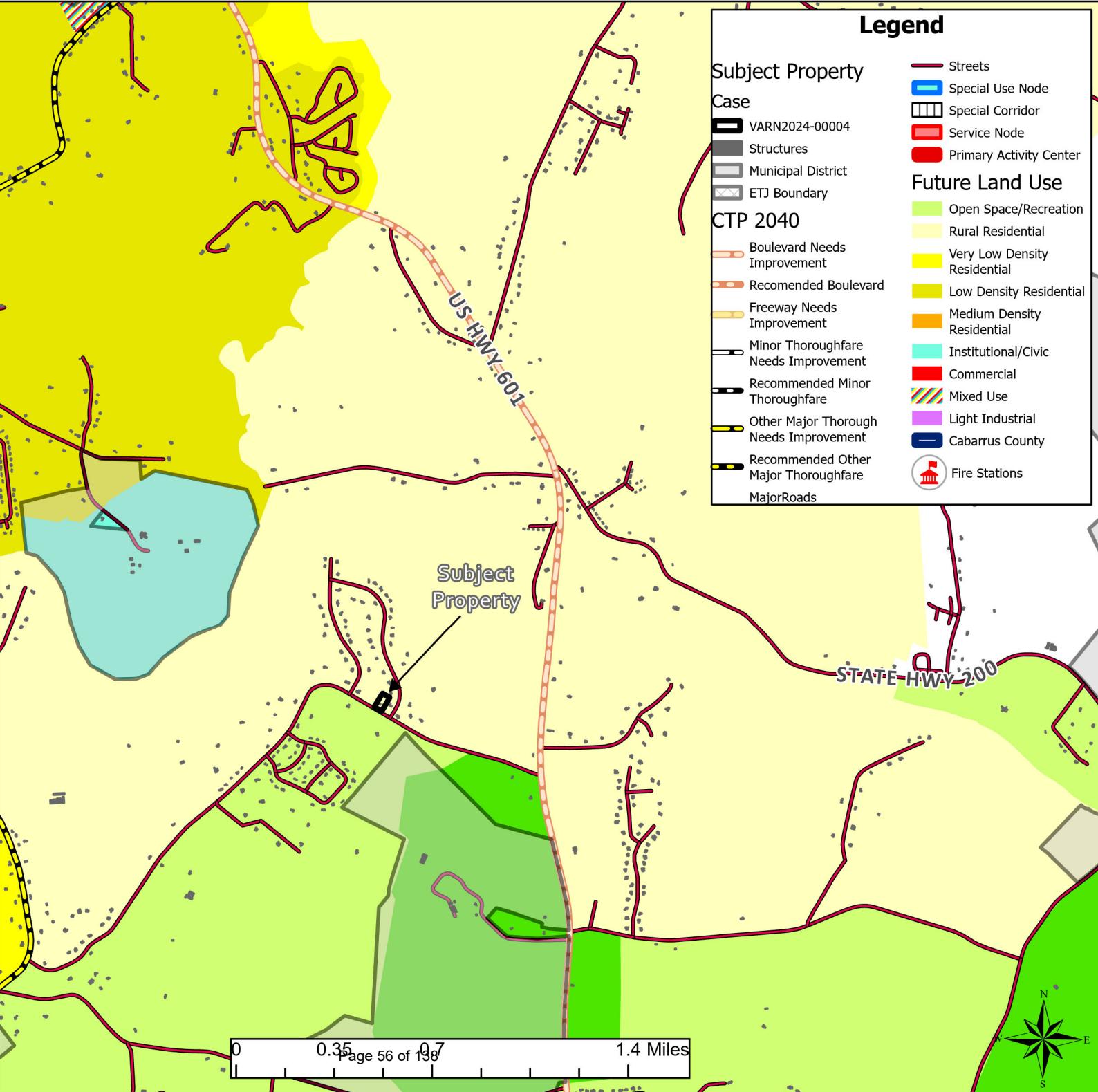
CTP 2040

- Boulevard Needs Improvement
- Recomended Boulevard
- Freeway Needs Improvement
- Medium Density Residential
- Institutional/Civic
- Commercial
- Mixed Use
- Light Industrial
- Cabarrus County MajorRoads

- Streets
- Special Use Node
- Special Corridor
- Service Node
- Primary Activity Center

Future Land Use

- Open Space/Recreation
- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Institutional/Civic
- Commercial
- Mixed Use
- Light Industrial
- Cabarrus County MajorRoads
- Fire Stations



2024 - Orthophotos



2023 - Pictometry



2023 - Orthophotos



Zoning / Compliance Certificate
Cabarrus County, NC (704) 920-2137
Date: 6/25/2020



Application #: ZN2020-00666
Parcel Number: 55474487050000

Fees:	Residential Addition / Accessory structures zoning permit (accessory)	\$75.00	6/25/2020
		TOTAL	\$75.00

Project Name: LAROCHE ACCESSORY BUILDING

Applicant:	LAROCHE	Work Location:	2945 PARKS LAFFERTY RD CONCORD, NC 28025
	2945 PARKS LAFFERTY ROAD CONCORD, NC 28025	Phone:	9802486726
Property Owner:	LAROCHE FRANK III	Owner Phone:	
Contractor:		Proposed use:	RESIDENTIAL
		Previous use:	SINGLE-FAMILY

Setback Information

Front Corner Lot:	--	Front Local Road:	50'	Front Minor Collector:	75'
Side Yard:	20-40'	Side Yard Accessory:	20-40'	Max Impermeable Surface:	15'
Rear Yard:	30'	Rear Yard Accessory Setback 15ft or less:	5'	Max Structural Coverage:	10'

Subdivision and Lot Number: RAMBLING RIVER

Total Lot Area: 1.14 **Max Acc Bldg Size:** 1489.751999 **Number Of Dwelling Units:**
9999997

Max Height (Principal/Acc): 40/40' **Project Description:**

Zone: AO Conventional

Development of this property will also involve:

Approve Site Plan	Accessory / Building / Structure Signs	Watershed Overlay District
Fence / Screen / Buffer Yard	Flood Damage Prevention Ordinance	

Comments:

Zoning Staff Signature:

A handwritten signature in blue ink that appears to read "Bryd V. Starkey".

I, the undersigned, certify that all work designated on this application and on approved attached plans (if any) will be performed as indicated, and arrangement of land and / or structures will conform to all information presented herein and to all regulations of the zoning ordinance. No structures will be used or occupied other than in compliance with a valid certificate of zoning compliance / occupancy issued.

Signature of Owner or Applicant as Owners' Authorized Agent:

A handwritten signature in blue ink that appears to read "L. Laroche".

Important Setback Information

CABARRUS COUNTY

65 CHURCH STREET S - PO Box 707

CONCORD, NC 28025

Office - 704-920-2137 Fax - 704-920-2144

This notice is to inform you that all proposed principle and/or accessory structures shall be built or placed on the subject property in compliance with the setback standards listed on your Zoning Compliance Permit.

Example structures shall include but not be limited to:

- Residential Structures: Site Built, Modular, Mobile Homes
- Residential Accessory Structures: Pools, Storage Buildings, Garages
- Non Residential Structures: Offices, Warehouses, Fire Stations, Banks
- Non Residential Accessory Structures: Display Areas, Gas Pumps, ATM's

A structure built or placed on a property which encroaches a setback boundary shall be considered a violation of the Zoning Ordinance. Such violations are subject to all civil penalties and remedies set forth in the Zoning Ordinance.

Prior to construction, verify setbacks to ensure the structure will be properly built or placed on the property.

All setbacks shall be measured from the existing or proposed right of way of record.

If you question the possibility of an encroachment consult with a land surveyor of your choice to plot out the structure placement.

I HAVE READ AND UNDERSTAND THESE REQUIREMENTS:

Applicant: *L. Lohrche*

Date: _____

Staff: *Boyd V. Stark*

Date: *6-25-2020*

Owner Copy

Staff Copy

STAFF USE ONLY:
Application/Accela#: _____
Reviewed by: _____
Date: _____
Amount Paid: _____

ZONING PERMIT TYPE REQUESTED:

	New Construction
	Accessory Building
	Swimming Pool
	Deck/Porch

	Addition/Expansion
	Accessory Dwelling
	Manufactured Home
	Other:

UTILITIES:

	Septic Tank
	Private Well

	Public Sewer
	Public Water

GENERAL INFORMATION:

32' x 20' shed.

PROJECT DESCRIPTION

2945 Parks Lafferty Rd.
PROJECT ADDRESS
Concord N.C.

5547448705
PROJECT PARCEL NUMBER (PIN)

Agriculture - Residential.
COUNTY ZONING DESIGNATION FOR PROPERTY

APPLICANT INFORMATION:

This person will receive the official correspondence to and from Cabarrus County regarding the zoning permit application and plot plan review.

Frank Laroche
NAME

980 248 6726
PHONE NUMBER

F1rock@carolina.rr.com
EMAIL ADDRESS

N/A
CONTRACTOR LICENSE NUMBER

2945 Parks Lafferty Rd.
ADDRESS
Concord N.C. 28025
CITY, STATE, ZIP CODE


I hereby affirm that the above information is accurate and correct to the best of my knowledge. By signing below, I agree to conform to all applicable County ordinances and regulations and understand that deviations from the plan submitted may be cause for a zoning violation or a stop work order to be issued.

Signed by:

Frank Laroche

Date:

15 June 2020



PARKS LAFFERTY Rd.



Building Residential BU2020-02127

Cabarrus County, NC

(704) 920 - 2128

7/1/2020

Parcel Pin: 55474487050000
Work Location: 2945 PARKS LAFFERTY RD
CONCORD, NC 28025
Subdivision/Lot: RAMBLING RIVER /
Contractor:
License:
Applicant: FRANK LAROCHEIII
2945 PARKS LAFFERTY ROAD
CONCORD, NC 28025
Owner: LAROCHE FRANK III
2945 PARKS LAFFERTY ROAD
CONCORD, NC 28025
Description: 640 SQ FT SHED

PERMIT DETAILS

Heated Sq Ft:	0	Unheated Sq Ft:	640	Total Sq Ft:	640
Type Construction:		Type Heat:		Habitable Rooms:	
Bathrooms:		Stories:		Estimated Cost:	5500

FEES

<u>Item</u>	<u>Fee</u>
Accessory Structure / Garage -	\$250.00
Detached Residential (No MEP) -	
First 500 sf	
Total:	\$250.00

I, THE UNDERSIGNED, CERTIFY THAT THE WORK DESIGNATED IN THIS APPLICATION WILL BE DONE ACCORDING TO THE BUILDING LAWS OF THE STATE OF NORTH CAROLINA AND CABARRUS COUNTY, AND WILL COMPLY WITH THE ZONING ORDINANCE OF CABARRUS COUNTY AND COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE OF CABARRUS COUNTY. IF SAID BUILDING IS TO BE ERECTED IN THE FIRE LIMITS AS ESTABLISHED BY THE CITY ORDINANCE AND CABARRUS COUNTY IN THE ONE MILE AREA, THEN SUCH BUILDING PERMIT IS ISSUED SUBJECT TO THE APPROVAL OF THE INSURANCE COMMISSIONER OF THE STATE OF NORTH CAROLINA.

For Building and Trade Permits only: Informal review of inspectors' decisions is available on the Cabarrus County website: <https://www.cabarruscounty.us/departments/construction-standards>.

For questions concerning this process, please contact Chief Codes Enforcement Officer, Todd Culp, at 704-920-2128 or construction2222@cabarruscounty.us.

Notice for Building Permits: The Building for which this Permit is issued shall not be occupied until a Certificate of Occupancy has been issued as required by the terms of the City/County Zoning Ordinances and the North Carolina State Building Code.

required by the terms of the City/County Zoning Ordinances and the North Carolina State Building Code. Do not proceed with work until appropriate inspection has been completed. To verify an inspection has passed, or to schedule an inspection, access <https://citizenaccess.cabarruscounty.us>.

For questions, contact 704-920-2128

This permit will expire if:

- Work has not started and been inspected within six (6) months of issue date, or
- Work has been discontinued for a period of twelve (12) months.

No Refunds will be issued.

 Type text here

Date: 7012020

2021 - Pictometry



2021 - Orthophotos



ZN2020-00666/BU2020-02127

- **Issued: June 25, 2020**
- **For: 20 x 32 Accessory Structure**

Zoning / Compliance Certificate
Cabarrus County, NC (704) 920-2137
Date: 1/14/2019



Application #: ZN2019-00031
Parcel Number: 55474487050000

Fees:	Cabarrus - Zoning Permit Residential Addition / Accessory Structure	\$50.00	1/14/2019
	Cabarrus - Technology Fee	\$1.50	1/14/2019
	TOTAL	\$51.50	

Project Name: LAROCHE FRANK III

Applicant:	WILLIAM PHILLIP SMITH 3169 BUCKEYE RANCH RD MT PLEASANT, NC 28124	Work Location:	2945 PARKS LAFFERTY RD CONCORD, NC 28025
Property Owner:	LAROCHE FRANK III	Owner Phone:	7047928532
Contractor:		Proposed use:	ACCESSORY BUILDING 1800 SQ.FT, WITH 30 'X 60 ' DIMENSIONS
		Previous use:	RESIDENCE

Setback Information

Front Corner Lot:	--	Front Local Road:	50'	Front Minor Collector:	75'
Side Yard:	20-40'	Side Yard Accessory:	20-40'	Max Impermeable Surface:	15'
Rear Yard:	30'	Rear Yard Accessory Setback 15ft or less:	5'	Max Structural Coverage:	10'

Subdivision and Lot Number: RAMBLING RIVER

Total Lot Area: 1.14 **Max Acc Bldg Size:** 1489.751999 **Number Of Dwelling Units:**
9999997

Max Height (Principal/Acc): 40/40' **Project Description:** ACCESSORY BUILDING 1800 SQ.FT, WITH 30 'X 60 ' DIMENSIONS

Zone: AO Conventional

Development of this property will also involve:

<input type="checkbox"/> Approve Site Plan	<input type="checkbox"/> Accessory / Building / Structure Signs	<input type="checkbox"/> Watershed Overlay District
<input type="checkbox"/> Fence / Screen / Buffer Yard	<input type="checkbox"/> Flood Damage Prevention Ordinance	

Comments: NO FLOODPLAIN OR WATERSHED WITHIN PROPERTY

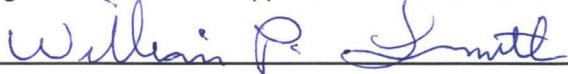
ACCESSORY BUILDINGS UP TO 15 FEET IN HEIGHT MUST MEET THE FRONT AND SIDE SETBACKS REQUIREMENTS OF THE PRIMARY STRUCTURE. THE REAR SETBACK SHALL BE NO LESS THAN 5 FEET. IF STRUCTURE IS GREATER THAN 15 FEET IN HEIGHT THEN ALL PRIMARY STRUCTURE SETBACKS MUST BE MET IN ACCORDANCE WITH CABARRUS COUNTY ORDINANCE CHAPTER 7, SECTION 3, PART 1.

Zoning Staff Signature:

A handwritten signature in blue ink, appearing to read "Martha H. S.", is placed over a horizontal line.

I, the undersigned, certify that all work designated on this application and on approved attached plans (if any) will be performed as indicated, and arrangement of land and / or structures will conform to all information presented herein and to all regulations of the zoning ordinance. No structures will be used or occupied other than in compliance with a valid certificate of zoning compliance / occupancy issued.

Signature of Owner or Applicant as Owners' Authorized Agent:



Important Setback Information

CABARRUS COUNTY

65 CHURCH STREET S - PO Box 707

CONCORD, NC 28025

Office - 704-920-2137 Fax - 704-920-2144

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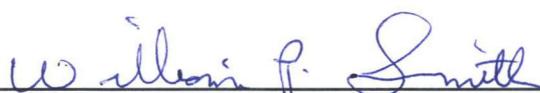
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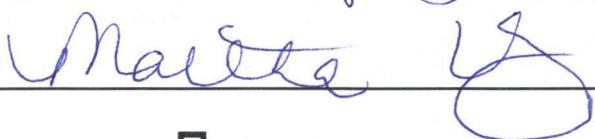
I HAVE READ AND UNDERSTAND THESE REQUIREMENTS:

Applicant:

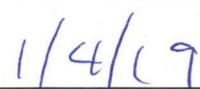


Date:

Staff:



Date:



Owner Copy



Staff Copy

ZONING PERMIT TYPE REQUESTED:

<input checked="" type="checkbox"/>	New Construction	Addition/Expansion
	Accessory Building	Accessory Dwelling
	Swimming Pool	Manufactured Home
	Deck/Porch	Other: <i>out Building 30x60</i>

UTILITIES:

<input checked="" type="checkbox"/>	Septic Tank <i>✓</i>	Public Sewer
	Private Well <i>✓</i>	Public Water

GENERAL INFORMATION

Project Description

County Zoning Designation for Property

Block Foundation with concrete floor building with 2x4 walls. Roof truss.

Physical Address

Project Parcel Number (PIN)

2945 Parks Lafferty Rd.

Property Owner Name

Property Owner Mailing Address

*Frank Laroushe**same*

Property Owner Phone Number

*980-248-6726***APPLICANT INFORMATION**

This person will receive the official correspondence to and from Cabarrus County regarding the zoning permit application and plot plan review.

Contact Name

Contractor License # *40228**William Phillip Smith*Address
*3169 Buckeye Ranch Dr.
Mt Pleasant N.C.*

Phone

Email Address

*704 792 8532**william.phillip.smith.builders@gmail.com*

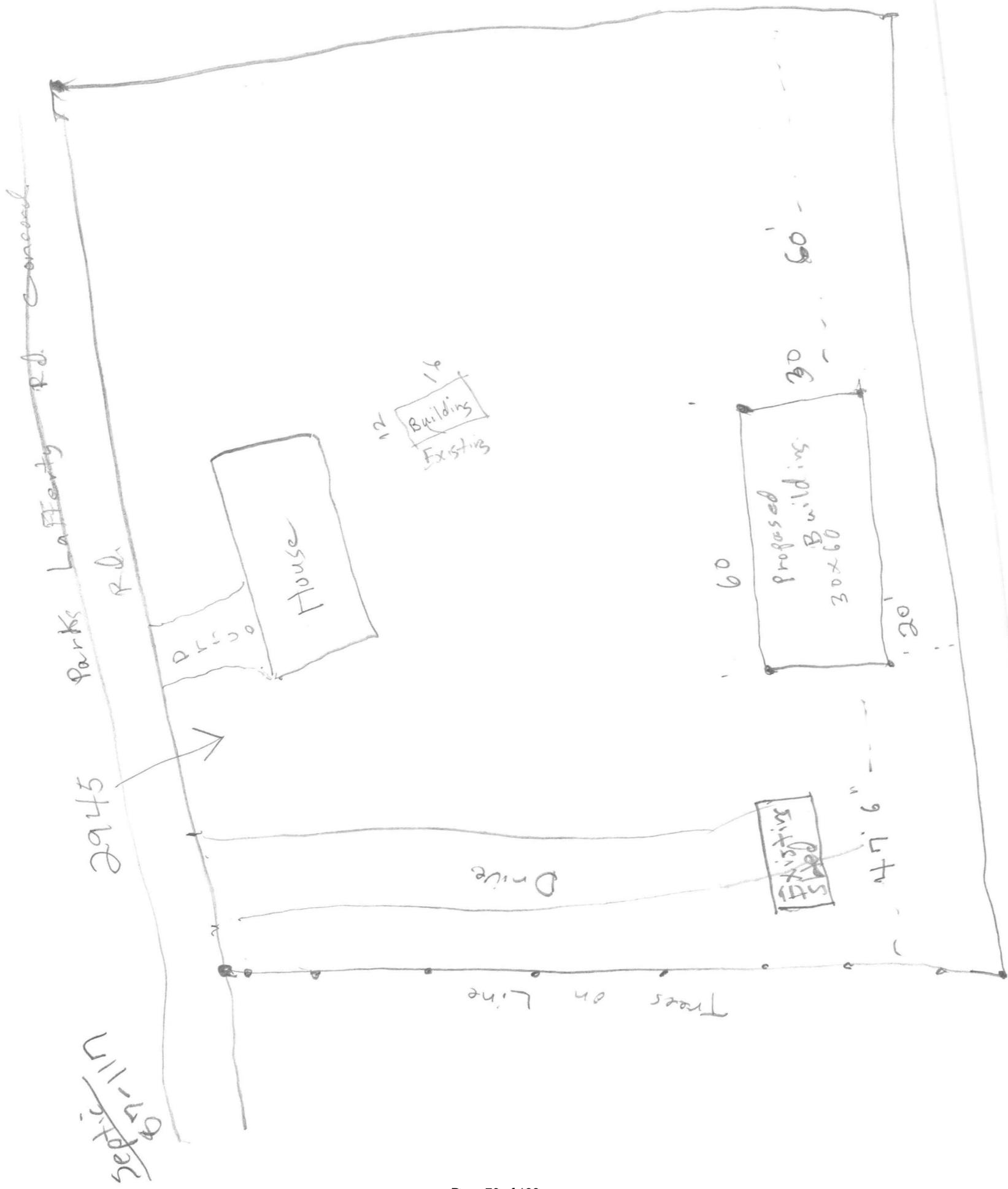
I hereby affirm that the above information is accurate and correct to the best of my knowledge. By signing below, I agree to conform to all applicable County ordinances and regulations and understand that deviations from the plan submitted may be cause for a zoning violation or a stop work order to be issued.

Signed by:

William P. Smith

Date:

1-14-19



**Building Residential BU2019-00114****Cabarrus County, NC****(704) 920 - 2128****1/14/2019**

Parcel Pin: 55474487050000
Work Location: 2945 PARKS LAFFERTY RD
CONCORD, NC 28025
Subdivision/Lot: RAMBLING RIVER /
Contractor:
License: 40228
Applicant: WILLIAM PHILLIP SMITH
3169 BUCKEYE RANCH RD
MT PLEASANT, NC 28124
Owner: LAROCHE FRANK III
2945 PARKS LAFFERTY ROAD
CONCORD, NC 28025
Description: ACCESSORY BUILDING 1800 SQ.FT, WITH 30 'X 60 '
DIMENSIONS

PERMIT DETAILS

Heated Sq Ft:	Unheated Sq Ft:	Total Sq Ft:
Type Construction:	Type Heat:	Habitable Rooms:
Bathrooms:	Stories:	Estimated Cost: 30000

FEES

<u>Item</u>	<u>Fee</u>
Cabarrus - Permit Fee (B)	\$120.00
Cabarrus - Technology Fee	\$3.60
Total:	\$123.60

THE UNDERSIGNED, CERTIFY THAT THE WORK DESIGNATED IN THIS APPLICATION WILL BE DONE ACCORDING TO THE BUILDING AWS OF THE STATE OF NORTH CAROLINA AND CABARRUS COUNTY, AND WILL COMPLY WITH THE ZONING ORDINANCE OF CABARRUS COUNTY AND COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE OF CABARRUS COUNTY. IF SAID BUILDING IS TO BE ERECTED IN THE FIRE LIMITS AS ESTABLISHED BY THE CITY ORDINANCE AND CABARRUS COUNTY IN THE ONE MILE AREA, THEN SUCH BUILDING PERMIT IS ISSUED SUBJECT TO THE APPROVAL OF THE INSURANCE COMMISSIONER OF THE STATE OF NORTH CAROLINA.

For Building and Trade Permits only: Informal review of inspectors' decisions is available on the Cabarrus County website: <https://www.cabarruscounty.us/departments/construction-standards>.

or questions concerning this process, please contact Chief Codes Enforcement Officer, Todd Culp, at 704-920-2128 or construction2222@cabarruscounty.us.

Notice for Building Permits: The Building for which this Permit is issued shall not be occupied until a Certificate of Occupancy has been issued as required by the terms of the City/County Zoning Ordinances and the North Carolina State Building Code.
Do not proceed with work until appropriate inspection has been completed. To verify an inspection has passed, or to schedule an inspection, access <https://citizenaccess.cabarruscounty.us>.
or questions, contact 704-920-2128

This permit will expire if:

-Work has not started and been inspected within six (6) months of issue date, or
-Work has been discontinued for a period of twelve (12) months.

No Refunds will be issued.

Applicant Signature:

Date:

1-14-19

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #
<u>File Date: 05/16/2017</u>					
Structure: Name	Type	Status	Status Date		
Workflow Status: Task	Assigned To	Status	Status Date	Action By	
<u>Check APF Agreement</u>					
Zoning Review		Pending			
Issue Permit					
Inspections					
Closure		Closed			
Adhoc Task Status: Task	Assigned To	Status	Status Date	Action By	
Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments	
<u>Assigned To: Wayne Krimminger</u>					
Failed Checklist Item: Inspection Type	Checklist Name	Checklist Item			Status
Passed Checklist Item: Inspection Type	Checklist Name	Checklist Item			Status
					Score
					Major Violation

2019 - Pictometry



2019 - Orthophotos



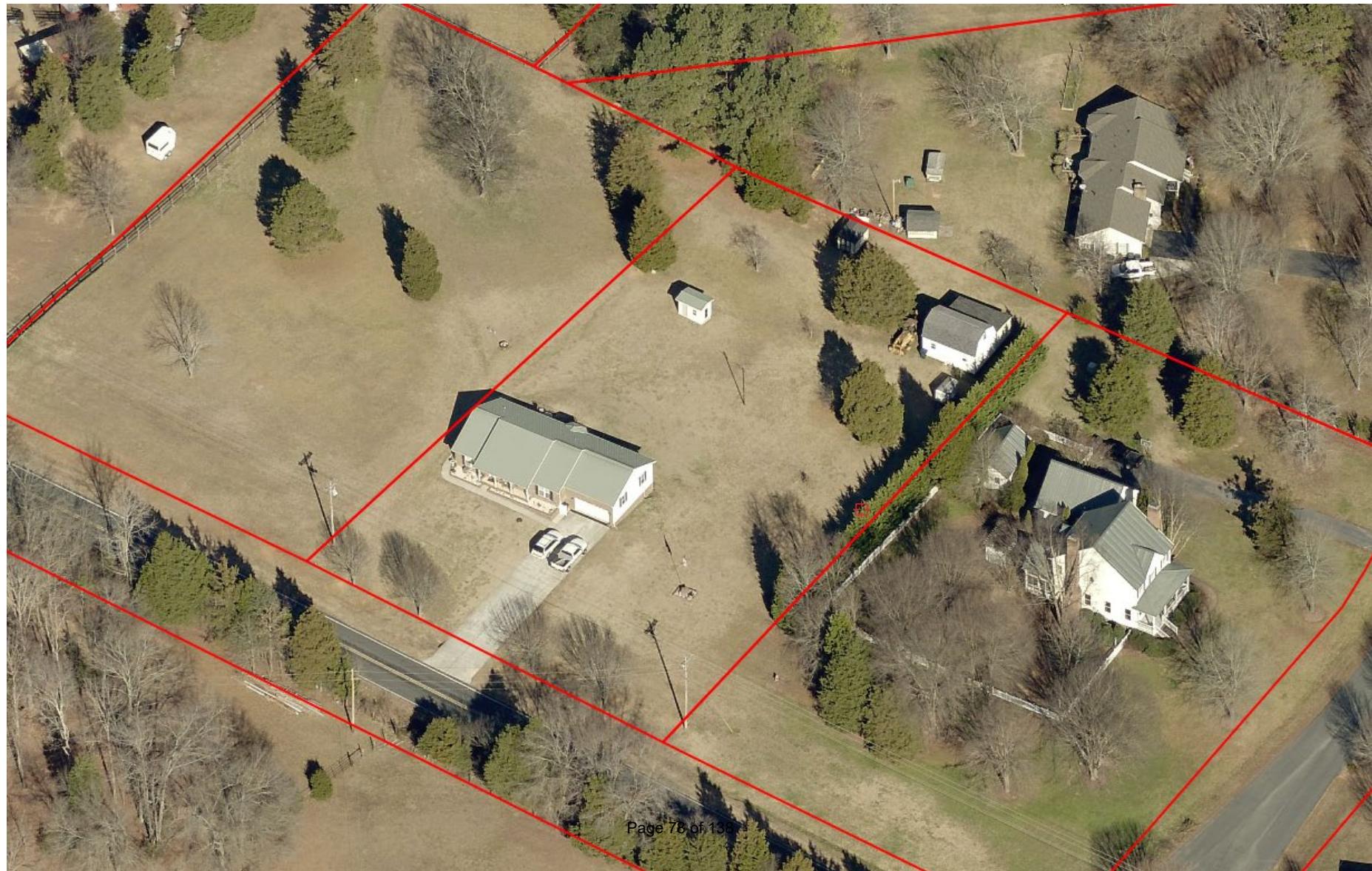
2017 - Pictometry



2017 - Orthophotos



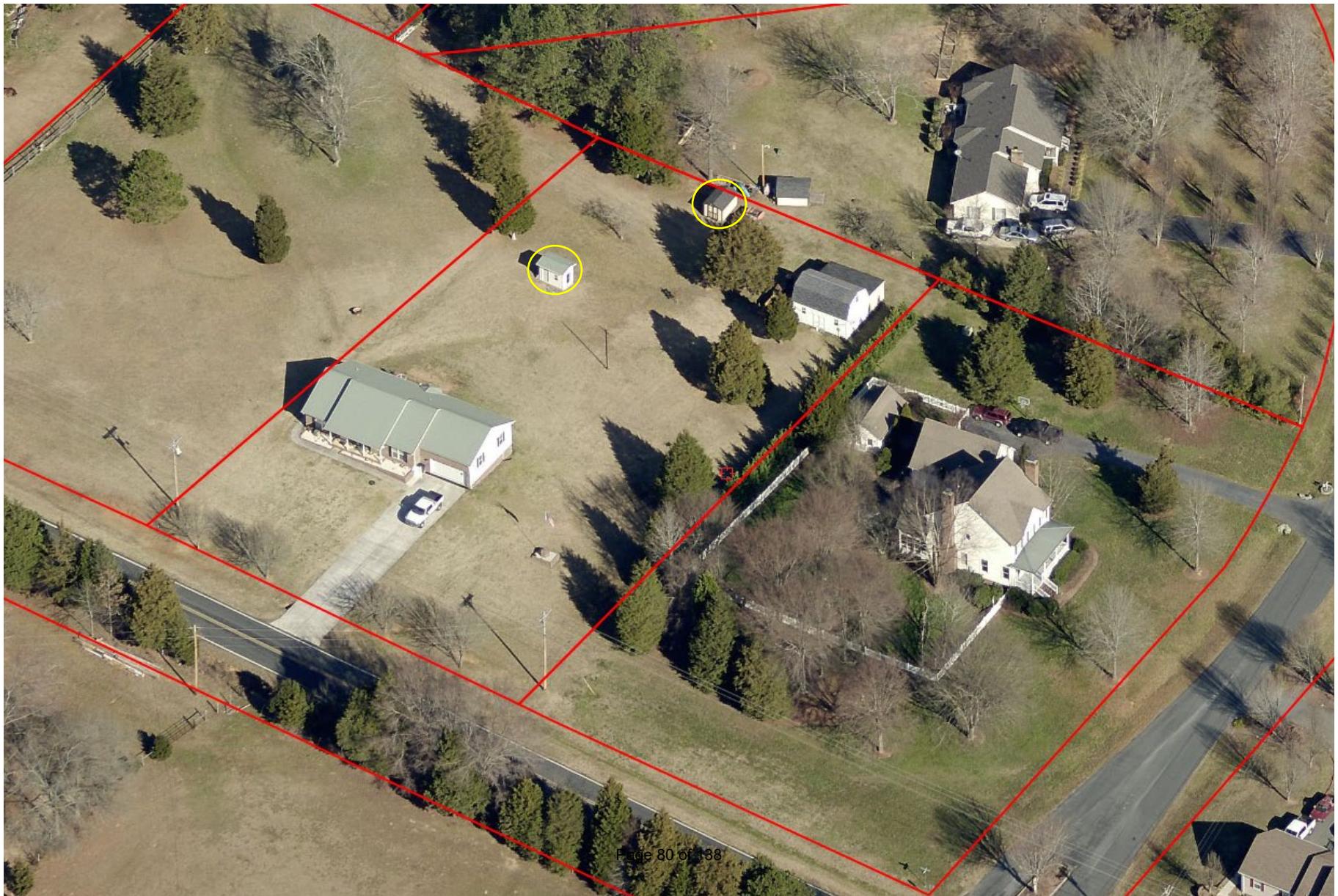
2015 - Pictometry



2015 - Orthophotos



2013 - Pictometry



2013 - Orthophotos



2010 - Pictometry



2009 - Pictometry



2009 - Orthophotos



2007 - Pictometry



2007 - Orthophotos



CABARRUS COUNTY
NORTH CAROLINA
DATE 11/26/2002
PROJECT NAME

(704) 920-2137

APPLICATION NUMBER
PIN NUMBER
ZONING COMPLIANCE FEE

ZN017949
5547-44-8705.0000
\$20.00

APPLICATION FOR ZONING/COMPLIANCE CERTIFICATE

APPLICANT ADDRESS	LA ROCHE FRANK III 2945 PARKS LAFFERTY RD	CONCORD	(704) 262-7403 NC 28025
PROPERTY OWNER ADDRESS	FRANK LA ROCHE III CONCORD		
CONTRACTOR ADDRESS	NO CONTRACTOR NO ADDRESS	NO CITY	CONTR NO: 400 NC 28025-
LOCATION OF LAND AND/OR STRUCTURE LAND OR STRUCTURE TO BE USED FOR LAST USE OF LAND AND/OR STRUCTURE	2945 PARKS LAFFERTY RD CONCORD DET. STORAGE RESIDENTIAL		
<input type="checkbox"/> MOBILE HOME <input type="checkbox"/> MOBILE HOME PARK AND LOT NO. <input type="checkbox"/> SUBDIVISION AND LOT NUMBER <input checked="" type="checkbox"/> PRIVATE LAND	YEAR/MAKE	LENGTH/WIDT	
		LOT #:	
TOTAL LOT AREA PLOT REMARKS	1.14	NUMBER OF DWELLING UNITS	1
COMPLIANCE WITH ALL CONDITIONS AND SPECIFICATIONS OF CONDITIONAL/SPECIAL USE PERMIT NUMBER 1			
DEVELOPMENT OF THIS PROPERTY WILL ALSO INVOLVE: <input type="checkbox"/> COMPLIANCE WITH APPROVED SITE PLAN <input type="checkbox"/> COMPLIANCE WITH WATERSHED OVERLAY DISTRICT <input checked="" type="checkbox"/> COMPLIANCE WITH FLOOD DAMAGE PREVENTION ORDINANCE <input checked="" type="checkbox"/> COMPLIANCE OF ACCESSORY/BUILDING/STRUCTURE SIGNS <input type="checkbox"/> COMPLIANCE OF A FENCE/SCREEN/BUFFER YARD			

I, THE UNDERSIGNED, CERTIFY THAT ALL WORK DESIGNATED ON THIS APPLICATION AND ON APPROVED ATTACHED PLANS (IF ANY) WILL BE DONE AS INDICATED, AND ARRANGEMENT OF LAND AND/OR STRUCTURES WILL CONFORM TO ALL INFORMATION PRESENTED HEREIN AND TO ALL REGULATIONS OF THE ZONING ORDINANCE OF CABARRUS COUNTY. NO STRUCTURES OR LAND WILL BE USED OR OCCUPIED OTHER THAN IN COMPLIANCE WITH A VALID CERTIFICATE OF ZONING COMPLIANCE/OCCUPANCY ISSUED

SIGNATURE OF OWNER OR APPLICANT AS OWNERS AUTHORIZED AGENT

Frank La Roche

ZONE MDR	X CONFORMING USE		NON-CONFORMING USE	
MAXIMUM HEIGHT	40'	MAX (PRINCIPAL)	20'	MAX (ACCESSORY)
SETBACKS	Principal	30' MIN FRONT	5/20' MIN SIDE	
		MAX FRONT	30' MIN REAR	
Accessories	5/20' MIN INTERIOR SIDE		5' MIN REAR	

COMMENTS FLD/NA/16X24X16 STORAGE SHED

ZONING SIGNATURE: *Frank La Roche*

CERTIFICATE OF ZONING COMPLIANCE/OCCUPANCY DAT

11-26-02

(704) 920-2128

CABARRUS COUNTY
BUILDING PERMIT

Building Permit No BU044410
11/26/2002

P.I.N: 55474487050000

TO BUILDING INSPECTOR:

I, FRANK LA ROCHE III, HEREBY MAKE APPLICATION TO BUILD ON
PROPERTY LOCATED AT: 2945 PARKS LAFFERTY RD CONCORD

LOT: SUBDIVISION:

OWNED BY: FRANK LA ROCHE III PHONE

CONTRACTOR NO CONTRACTOR LICENSE NO.
NO ADDRESS PHONE () - 0

RESIDENCE

USE OR PURPOSE OF BUILDING: RES STORAGE BLD

FLOOR AREA: HEATED 0 SQ/FT NUMBER OF UNITS 0
UNHEATED 0 SQ/FT EST. COST \$6,000.00

DESCRIPTION: 16 X 24

FOR CONSTRUCTION OTHER THAN REPAIRS:

CONNECTED TO CITY SYSTEM: Water Sewer Other:

TYPE OF CONSTRUCTION:

TYPE OF HEAT: NO. HABITABLE ROOMS:

BASEMENT: NO. BATHROOMS:

NO. ELEVATORS NO. STORIES:

FEE: \$35.00

CITY ZONE: COUNTY

PERMIT WAS APPROVED

COST: \$6,000.00

USE:

RES STORAGE BL BLDG. INSP: SCOTT MCANULTY

COMMENTS:

I, THE UNDERSIGNED, CERTIFY THAT THE WORK DESIGNATED IN THIS APPLICATION WILL BE
DONE ACCORDING TO THE BUILDING LAWS OF THE STATE OF NORTH CAROLINA AND
CABARRUS COUNTY, AND WILL COMPLY WITH THE ZONING ORDINANCE OF CABARRUS
COUNTY. IF SAID BUILDING IS TO BE ERECTED IN THE FIRE LIMITS AS ESTABLISHED BY THE
CITY ORDINANCE AND CABARRUS COUNTY IN THE ONE MILE AREA, THEN SUCH BUILDING
PERMIT IS ISSUED SUBJECT TO THE APPROVAL OF THE INSURANCE COMMISSIONER OF THE
STATE OF NORTH CAROLINA.

THIS PERMIT WILL EXPIRE:

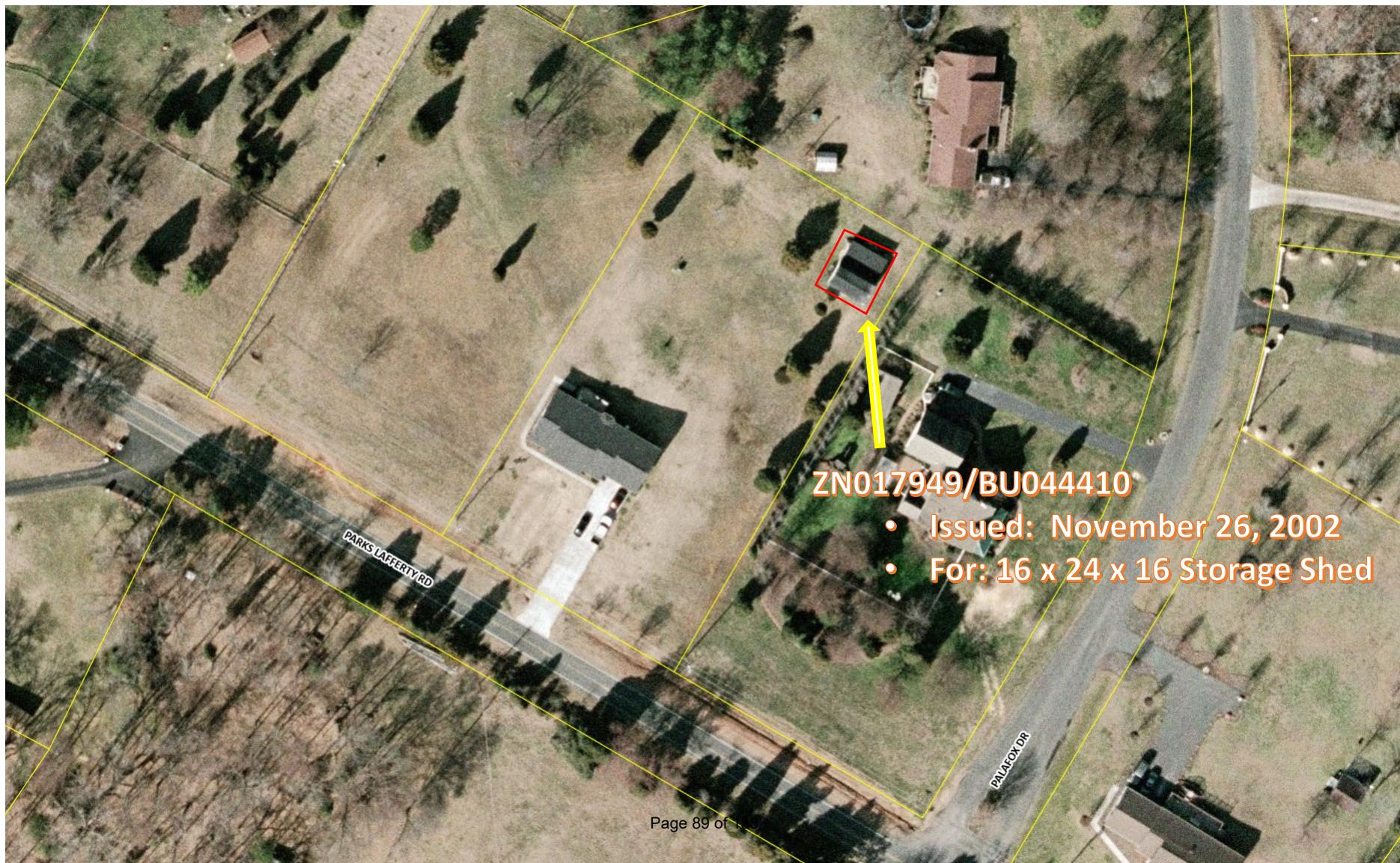
- IF WORK HAS NOT STARTED AND BEEN INSPECTED WITHIN 6 MONTHS, OR
- IF WORK HAS BEEN DISCONTINUED FOR A PERIOD OF 12 MONTHS.

NO REFUNDS WILL BE GIVEN.

APPLICANT



2005 - Orthophotos



2001 - Orthophotos



CABARRUS COUNTY, NC										10/4/2024 3:01:34 PM	
LAROCHE FRANK III LAROCHE LISA A /WIFE 2945 PARKS LAFFERTY RD CONCORD NC 28025 12767					Return/Appeal Notes: Parcel: 5547 44 8705 0000 PLAT: 00000/00000 ID NO: 10 001 A 0005.00 0000						
COUNTY TAX (100), FLOWES STORE FIRE TAX (100) Reval Year: 2024 Tax Year: 2024 LT 5 RAMBLING RIVER ESTS SC 1 Appraised by DP on 05/18/2023 16511 RAMBLING RIVER										CARD NO. 1 of 1 1.1400 AC SRC= Owner TW-10 CI-00 FR-14 EX- AT- LAST ACTION 20240626	
CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE	
Foundation - 3		USE	MOD	Eff.	Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard 0.14000
Continuous Footing	5.00	01	01	1,962	172	216.72	427954	2010	1997		% GOOD 86.00
Sub Floor System - 4											DEPR. BUILDING VALUE - CARD 368,040
Plywood	8.00	TYPE: SINGLE FAMILY RESIDENTIAL SINGLE FAMILY HOME									
Exterior Walls - 21		STYLE: 1 - 1.0 Story									
Face Brick	32.00										
Exterior Walls - 10											
Aluminum/Vinyl Siding	0.00										
Roofing Structure - 03											
Gable	7.00										
Roofing Cover - 13											
Metal Stand Seam	10.00										
Interior Wall Construction - 5											
Drywall/Sheetrock	20.00										
Interior Floor Cover - 12											
Hardwood	10.00										
Interior Floor Cover - 14											
Carpet	0.00										
Heating Fuel - 04											
Electric	1.00										
Heating Type - 10											
Heat Pump	4.00										
Air Conditioning Type - 03											
Central	4.00										
Bedrooms/Bathrooms/											
Half-Bathrooms											
3/2/0	12.000										
Bedrooms											
BAS - 3 FUS - 0 LL - 0											
Bathrooms											
BAS - 2 FUS - 0 LL - 0											
Half-Bathrooms											
BAS - 0 FUS - 0 LL - 0											
Office											
BAS - 0 FUS - 0 LL - 0	0										
TOTAL POINT VALUE	113,000										
BUILDING ADJUSTMENTS											
Quality	4	Above Average	1.1000								
Shape/Design	6	MF6	1.1500								
Size	Size	Size	1.2000								
TOTAL ADJUSTMENT				1.520							
FACTOR											
TOTAL QUALITY INDEX				172							
Click on image to enlarge											

Click on image to enlarge

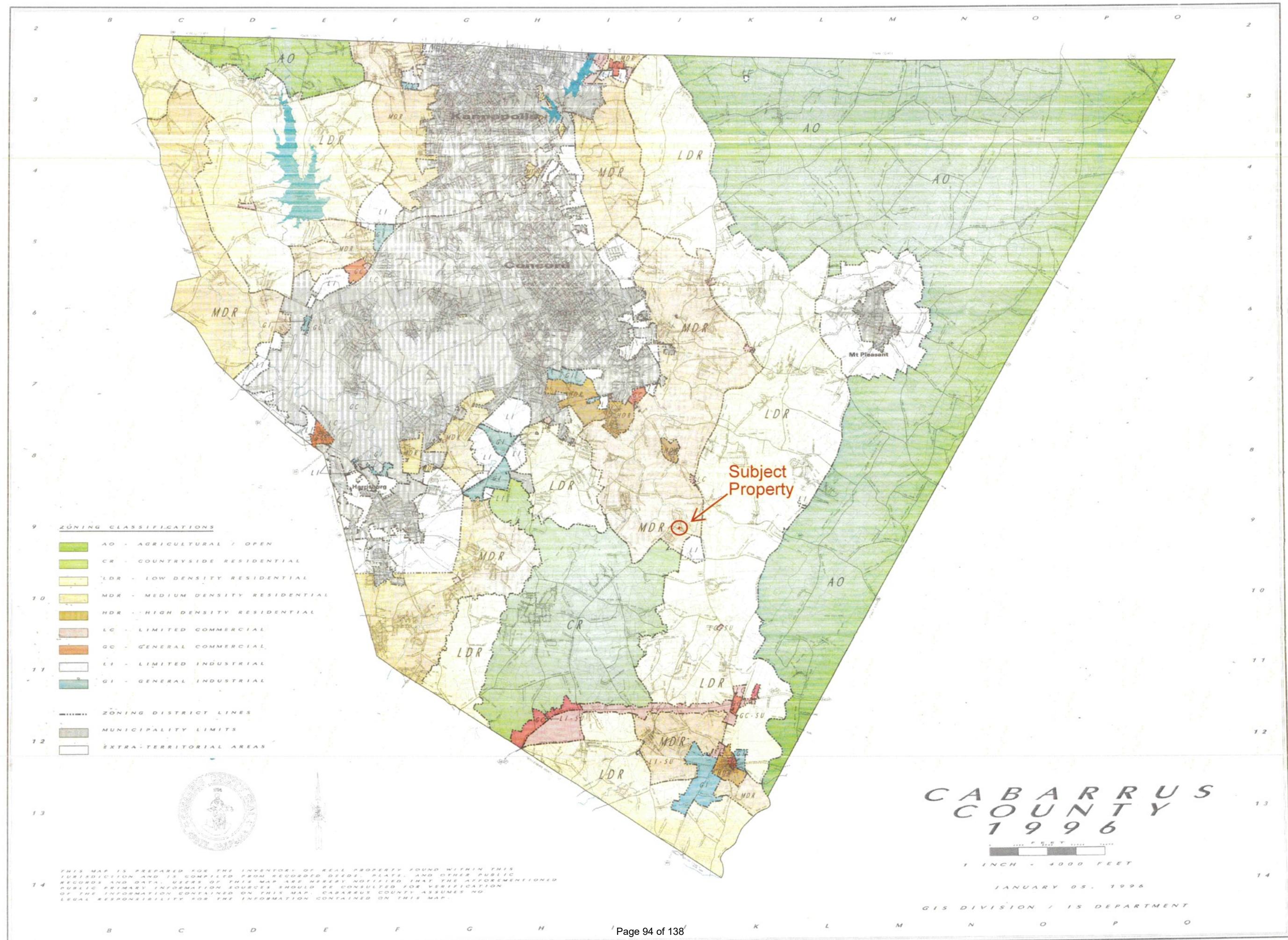
TOTAL OB/XF VALUE

SUBAREA TOTALS		2,471	427,954																														
BUILDING DIMENSIONS																																	
FGD=W10S6W12S22E22N28Area:544;BAS=W20N3W9S3W31S32E13E35N26E12N6Area:1635;STP=N10W20S10E20Area:200;FOP=S4E23N4W23Area:92; ;TotalArea:2471																																	
LAND INFORMATION																																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES													
SFR	0100	AO	166	300	2.2280	4	1.0600	+06	+00	+00	+00	RP	28,000.00	1.140	AC	2.362	66,136.00	75395															
TOTAL MARKET LAND DATA													1.140					75,400															
TOTAL PRESENT USE DATA																																	

With availability of water and public sewer, two units per acre.	
•Setbacks:	
PRINCIPAL: -Front ... 50' -Side ... 10/30' (the structure may be set as close as 10' to one side property line, but the total of both sides must be at least 30') -Rear ... 30' ACCESSORY: -Front ... 50' -Side ... 10/30' -Rear ... 5' NOTES: 1) Accessory structures may not be located closer to the road than principal structures. 2) If the principal structure takes advantage of the flexibility of side setback placements, the accessory must situate within the same side dimensions.	PRINCIPAL: -Front ... 50' -Side ... flexible -Rear ... flexible ACCESSORY: -Front ... same as principal bldg. -Side ... flexible -Rear ... flexible NOTES: 1) Accessory structures may not be located closer to the road than principal structures. 2) The front yard setback is reduced to 30' for interior roads within the cluster neighborhood, as described in Part II. 3) Setbacks for Townhouse Development are identical to the above <u>except</u> for side and rear setbacks which are 30'
•Minimum average lot width:	
-120'	-flexible
•Maximum building height (principal/accessory):	
-40'/20'	-40'/20'
•Maximum impermeable surface:	
-20%	-40%
•Maximum structural coverage:	
-15%	-30%
TRADITIONAL ↓	
4) Zoning District - Medium Density Residential	
•Minimum lot size	Maximum density of total tract:
10,000 square feet	4.5 dwelling units/acre
•Setbacks:	
PRINCIPAL:	PRINCIPAL:

CABARRUS COUNTY ZONING ORDINANCE

<ul style="list-style-type: none"> -Front ... 30' -Side ... 5/20' -Rear ... 30' <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 30' -Side ... 5/20' -Rear ... 5' <p>NOTES: 1) Accessory structures may not be located closer to the road than principal structures.</p> <p>2) If the principal structure takes advantage of the flexibility of side setback placements, the accessory must situate within the same side dimensions.</p> <p>3) Minimum average lot width:</p> <ul style="list-style-type: none"> -70' <ul style="list-style-type: none"> • Maximum building height (principal/accessory): <ul style="list-style-type: none"> -40/20' <ul style="list-style-type: none"> • Maximum impermeable surface: <ul style="list-style-type: none"> -40% <ul style="list-style-type: none"> • Maximum structural coverage: <ul style="list-style-type: none"> -30% 	<ul style="list-style-type: none"> -Front ... 50% lots flexible; 50% lots 30' -Side ... flexible -Rear ... flexible <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 30' -Side ... flexible -Rear ... flexible <p>NOTES: 1) Accessory structures may not be located closer to the road than principal structures.</p>				
TRADITIONAL ↓	CUSTOMIZED ↓				
<p>5) High Density Residential/Mixed Use</p> <ul style="list-style-type: none"> • Minimum lot size: Maximum density of total tract: <table border="1"> <tr> <td>-6,000 square feet for the first dwelling unit; 4,000 for the second and 2,000 for each additional unit thereafter.</td><td>same</td></tr> </table> <ul style="list-style-type: none"> • Setbacks: <table border="1"> <tr> <td> PRINCIPAL: <ul style="list-style-type: none"> -Front ... 20' -Side ... 5/20' - Single Family 6/12' -Rear ... 25' <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 20' -Side ... 5/20' -Rear ... 5' </td><td> PRINCIPAL: <ul style="list-style-type: none"> -Front ... 20' -Side ... flexible -Rear ... flexible <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 20' -Side ... flexible -Rear ... flexible </td></tr> </table>		-6,000 square feet for the first dwelling unit; 4,000 for the second and 2,000 for each additional unit thereafter.	same	PRINCIPAL: <ul style="list-style-type: none"> -Front ... 20' -Side ... 5/20' - Single Family 6/12' -Rear ... 25' <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 20' -Side ... 5/20' -Rear ... 5' 	PRINCIPAL: <ul style="list-style-type: none"> -Front ... 20' -Side ... flexible -Rear ... flexible <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 20' -Side ... flexible -Rear ... flexible
-6,000 square feet for the first dwelling unit; 4,000 for the second and 2,000 for each additional unit thereafter.	same				
PRINCIPAL: <ul style="list-style-type: none"> -Front ... 20' -Side ... 5/20' - Single Family 6/12' -Rear ... 25' <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 20' -Side ... 5/20' -Rear ... 5' 	PRINCIPAL: <ul style="list-style-type: none"> -Front ... 20' -Side ... flexible -Rear ... flexible <p>ACCESSORY:</p> <ul style="list-style-type: none"> -Front ... 20' -Side ... flexible -Rear ... flexible 				



1995 - Orthophotos



**Cabarrus County Planning
& Development Dept.**

Memo

To: Board of Adjustment

From: Phillip Collins, AICP
Senior Planner

Date: 11/5/2015

Re: Neighborhood Meeting Information for LaRoche Variance Request

Attached is an email from the applicant explaining how they addressed the neighborhood meeting requirement.

From: [lisa laRoche](#)
To: [Phillip Collins](#)
Cc: [Frank](#)
Subject: Re: Neighborhood Meeting Information
Date: Friday, November 1, 2024 5:12:18 PM
Attachments: [image002.png](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

I just phoned/text and let them know what was happening with our property and the 3 adjoining properties owners wrote letters. The property owners behind did not feel she could. Our property was as is when they purchased their property, so basically it wasn't a meeting with them all present together, just individual. Joan Orrs is the owner that purchased behind us. Frank did explain to Bill Orrs when they bought how that property also got a lot of water and the previous owner had a sump pump put in.

Thank you,
Lisa

On Nov 1, 2024, at 16:49, Phillip Collins <PECollins@cabarruscounty.us> wrote:

Mrs. LaRoche,

I have the information that was sent to you from the surrounding property owners, but how did you get them to send those letters? I think we will need a short narrative that explains how you conducted your neighborhood meeting.

Thanks,



Phillip Collins, AICP
Senior Planner

*Planning Department
Cabarrus County
65 Church St. SE, Concord, NC 28025
P.O. Box 707, Concord, NC 28026*

O: 704-920-2181
F: 704-920-2227

www.cabarruscounty.us



E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

October 3, 2024

Jerry D Huneycutt Jr
Lisa DeLane Huneycutt
7100 Palafox Dr.
Concord, NC 28025

To Cabarrus County Zoning Board,

We are writing regarding the property belonging to Frank and Lisa Laroche that borders our back property line, their right-side property line. Their address is 2945 Parks Lafferty Road and we reside at 7100 Palafox Drive.

We understand that their building(s) are not the required amount of feet from our property line, and we have no objections, and hope you will make an exception for them.

Please contact us at (704) 621-6987 with any questions.

Thank you,



Jerry D. Huneycutt Jr.



Lisa DeLane Huneycutt

To Who It May Concern:

I, Ernest Porter, reside at 2850 Parks Lafferty Road, Concord NC.
I have no issues with the property across the street: 2945 Parks
Lafferty Road, Concord NC 28025.

Ernest Porter

704-310-840

10-3-2024

Steven and Kathy Irminger
7015 Erinbrook Drive
Concord, North Carolina 28025

October 4, 2024

Cabarrus County Zoning Board
65 Church Street S
Concord, North Carolina 28025

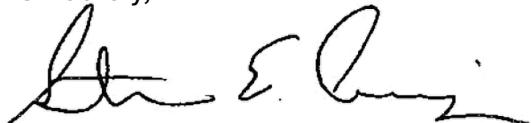
Re: Zoning Variance Request
Frank and Lisa LaRoche Property
2945 Parks Lafferty Road
PIN: 55474487050000
Concord, Cabarrus County, North Carolina

To Whom it May Concern:

The southeast border of our property at 2905 Parks Lafferty Road (Parcel Identification Number (PIN): 55474468950000) abuts the LaRoche property at 2945 Parks Lafferty Road (PIN: 55474487050000). We understand that building(s) on the LaRoche property may not meet Cabarrus County setback requirements and that this has become an impediment to their selling their property. Let it be known that we have no objections to Cabarrus County granting an exception to the setback rule, or whatever other variance required, such that the LaRoche's may proceed with whatever real estate transaction they desire on their property.

Should you have any questions, please do not hesitate to contact us at 704-701-9099.

Sincerely,



Steven E. Irminger



Kathy C. Irminger



Cabarrus County Government – Planning and Development Department

October 17, 2024

Dear Property Owner:

A Variance Application has been filed in our office for your property. The specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, November 12, 2024 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

• Petitioner	Frank and Lisa LaRoche
• Petition Number	VARN2024-00004
• Property Location	2945 Parks Lafferty Road
• Parcel ID Number	5547-44-8705
• Existing Zoning	Agricultural / Open Space (AO)
• Variance Request	Relief from the dimensional standards Section 5-5.B to bring existing setback encroachments and excessive impervious area into conformance.

If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in black ink that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181

If reasonable accommodations are needed please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.



Cabarrus County Government – Planning and Development Department

October 17, 2024

Dear Property Owner:

A Variance Application has been filed in our office for property **adjacent** to yours. The property and specifics of the request are listed below. The Cabarrus County Board of Adjustment will consider this petition on Tuesday, November 12, 2024 at 6:30 PM in the 2nd floor Commissioner's Chambers of the Cabarrus County Governmental Center, located at 65 Church Street S, Concord, NC 28026. A Public Hearing will be conducted and public input will be allowed during that time. If you have any comments about this variance request, I encourage you to attend this meeting.

• Petitioner	Frank and Lisa LaRoche
• Petition Number	VARN2024-00004
• Property Location	2945 Parks Lafferty Road
• Parcel ID Number	5547-44-8705
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If you have any questions regarding this petition, or the hearing process, please contact me at Cabarrus County Planning and Development at 704.920.2181.

Sincerely,

A handwritten signature in black ink that reads "Phillip Collins".

Phillip Collins, AICP
Senior Planner
Cabarrus County Planning and Development
704.920.2181

If reasonable accommodations are needed please contact the ADA Coordinator at (704) 920-2100 at least 48 hours prior to the public hearing.

PIN	Name	Address	City	State	Zip Code
5547-44-6026	Amanda & Thomas Thomas	2988 Parks Lafferty Rd	Concord	NC	28025
5547-44-6895	Steven & Kathy Irminger	7015 Erinbrook Dr	Concord	NC	28025
5547-44-9668	Jerry & Lisa Huneycutt	7100 Palafox Dr	Concord	NC	28025
5547-44-9987	Joan & William Oros Trustee	7050 Palafox Dr	Concord	NC	28025
Subject Property					
5547-44-8705	Frank & Lisa LaRoche	2945 Parks Lafferty Rd	Concord	NC	28025

Public Hearing Notice

Cabarrus County Planning and Zoning Commission
Tuesday, November 12, 2024 @ 6:30 P.M.
Commissioners Meeting Room, 2nd Floor
65 Church St. S. Concord, NC 28026

Petition VARN2024-00003 – Variance request for setback requirements in Chapter 5 to allow a residence to encroach into the front setback. Douglas Summer is the applicant/owner. The address associated with the subject property is 1100 Oak Trail Circle (PIN: 5632-50-6782).

Petition VARN2024-00004 – Variance request for setback requirements in Chapter 5 for setback encroachments of existing accessory structures and impervious area that exceeds the limit for the zoning district. Frank and Lisa LaRoche are applicants/owners. The address associated with the subject property is 2945 Parks Lafferty Road (PIN: 5547-44-875).

For information, contact Planning and Development at 704.920.2141. If reasonable accommodations are needed, please contact the ADA Coordinator at 704.920.2100 at least 48 hours prior to the public hearing.

PUBLISH: Tuesday, October 29th and Tuesday, November 5th, 2024

Oct 21, 2024 at 1:52:35 PM
2945 Parks Lafferty Rd
Concord NC 28025
United States

CABARRUS COUNTY
ZONING
NOTICE
VARN2024-00004
FOR DETAILS CALL
704 - 920 - 2141

Accessory Structure 5

Rickie T Walker

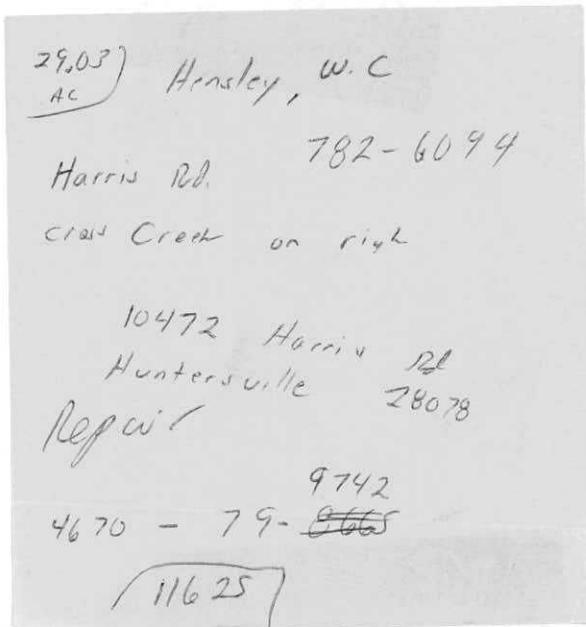
From: Rickie T Walker
Sent: Wednesday, June 10, 2020 3:45 PM
To: 'flrock@carolina.rr.com'
Cc: 'mhernandez@cabarruscounty.us'
Subject: Approval Letter for 2945 Parks Lafferty Road
Attachments: Approval Letter for 2945 Parks Lafferty Road.pdf

A copy of the approval letter that was issued to Frank Laroche III for a shed to be built at 2945 Parks Lafferty Road, Concord, NC 28025 is attached.

Please let us know if you have questions or need anything else.

Thanks & have a great afternoon,

Rickie T. Walker
Office Assistant IV
Environmental Health
Cabarrus Health Alliance
300 Mooresville Road, Kannapolis, NC 28081
Office: (704) 920-1207
Email: Rickie.Walker@CabarrusHealth.org
www.cabarrushealth.org





**CABARRUS
HEALTH
ALLIANCE**

at NC Research Campus

Mr. LaRoche,

2945 Parks Lafferty Road
Concord, NC 28025

Dear Mr. LaRoche,

On June 9th, 2020 an existing septic system inspection was performed at your residence located at 2945 Lafferty Road. The system appears to be operating properly at this time and permission is given to construct a 20'x 32' shed specified on your application.

The building foundation must be located a minimum of 5' from any part of the existing septic system. The building perimeter must be located a minimum of 25' from any well.

This inspection was visual and there is no guarantee that the system will continue to operate for any length of time.

If I can be of further assistance, please contact me at 704-920-1257.

Sincerely,

A handwritten signature in black ink. The signature reads "J. Harrison Dunn" with a stylized 'D' that loops back over the 'J'. Below the name is the acronym "REHS".

J. Harrison Dunn, REHS
Registered Environmental Health Specialist

87-117

TP
6/29/20
6-3-20
PAID ~~368734 \$60~~
Cabarrus Health Alliance Secondary Application for Improvement Permit and/or Authorization to Construct Card

300 Mooresville Road, Kannapolis, NC 28081
Office: 704-920-1207, Fax: 704-933-3379

Application is only valid 12 months from the date it was filled out

FILE NUMBER 87-117

EMAIL FLROCK@CAROLINA.RR.COM

APPLICANT INFORMATION

FRANC LAROCHE III
Applicant 2945. PACKS LANE RD, LYNWOOD, NC 28025 980-248-6726
Address City Zip Home & Work Phone
Owner 5444 Address City Zip Home & Work Phone

PROPERTY INFORMATION

Accessory Structure

5444 4 1/2 Rambling Ave Lot 5
Street Address Subdivision Name Section/Phase/Lot#

Directions to Site: 601 5 OCT OF CONCRETE, ACROSS ROW PACKS LANE RD., 3RD DRIVE ON RIGHT

DEVELOPMENT INFORMATION

New Single Family Residence
 Expansion of Existing System
 Repair to Existing Subsurface Sewage Disposal System
 Non-Residential Type of Structure

Residential Specifications

Max number of bedrooms: _____
Max number of occupants: _____
If expansion: Current number of bedrooms: _____
Will there be a basement? yes no

Shed

(Additions to/or on Property)

Non-Residential Specifications:

Type of business: W/F Total Square footage of Building: _____

Maximum number of employees: _____ Maximum number of seats: _____

Water Supply:

New well Existing Well Community Well Public Water

Please Indicate Desired System Type(s): (systems can be ranked in order of your preference)

Alternative Conventional Innovative Modified Conventional Existing System Other (Specify _____)

The Applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer to any question is "yes", applicant must attach supporting documentation.

yes no Does the site contain any jurisdictional wetlands?
 yes no Is any wastewater going to be generated on the site other than domestic sewage?
 yes no Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Frank L. Roche

Property owner's or owner's legal representative** signature (required)

**Must provide documentation to support claim as owner's legal representative

3 JUNE 2020

Date

GLASS

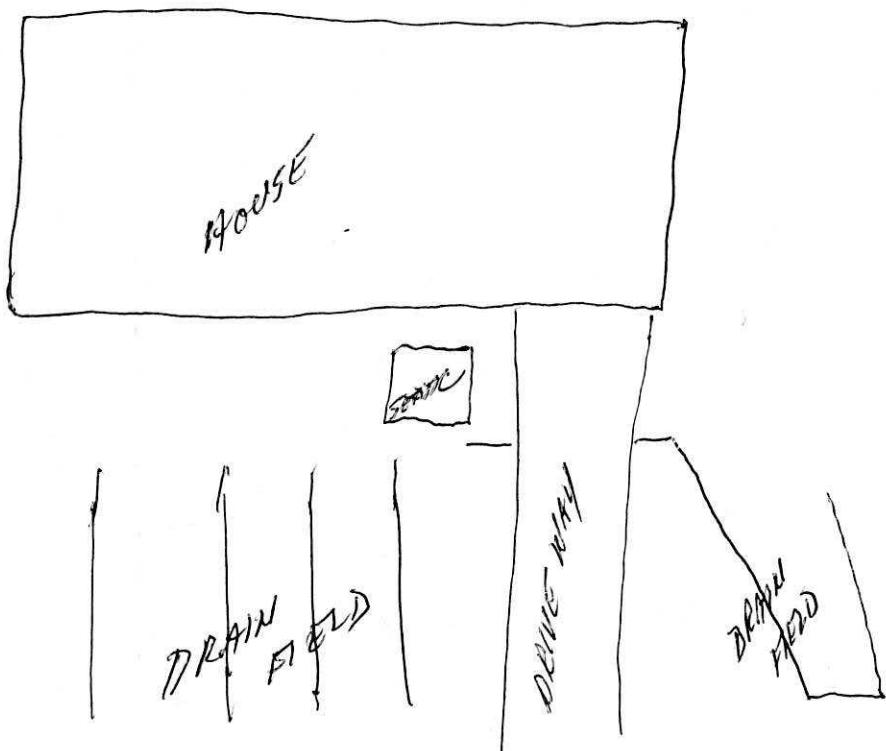
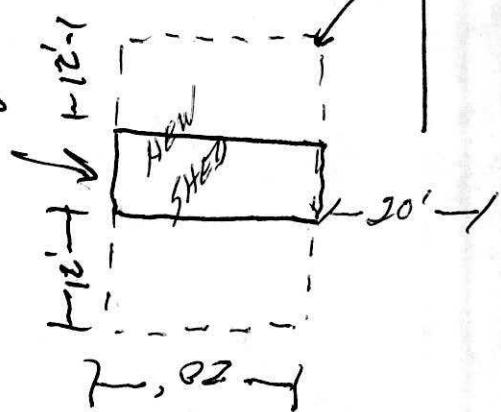
6-9-20

OWNER UPDATED SITE
PLAN IN FIELD TO
REFLECT DIMENSIONS
MARKED ON PROPERTY.

JHD



20x8 COOP



Accessory Structure 4

* * * Communication Result Report (Dec. 4. 2018 8:09AM) * * *

1)
2)

Date/Time: Dec. 4. 2018 8:09AM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
1897 Memory TX	7049202144	P. 1	OK	

Reason for error

- E. 1) Hang up or line fail
- E. 2) Busy
- E. 3) No answer
- E. 4) No facsimile connection
- E. 5) Exceeded max. E-mail size
- E. 6) Destination does not support IP-Fax



Date: 12/4/18

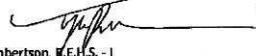
Mr. Frank LaRoche
2945 Parks Lafferty Rd.
Concord, NC 28025

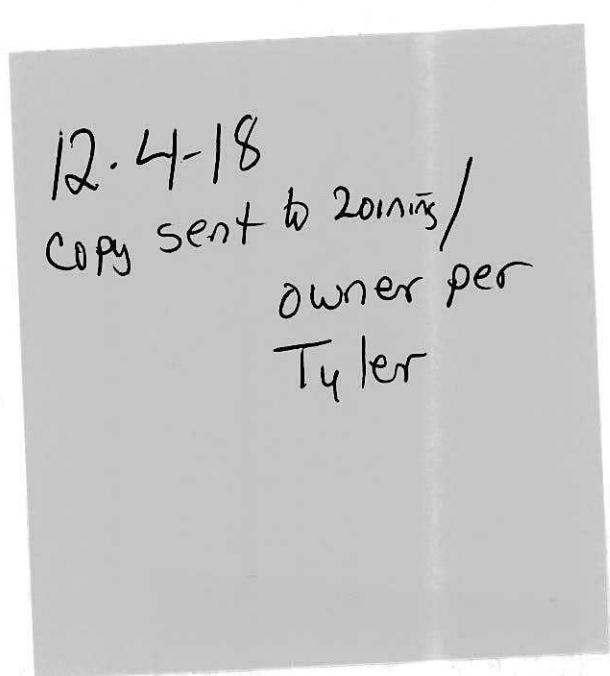
Dear Mr. LaRoche

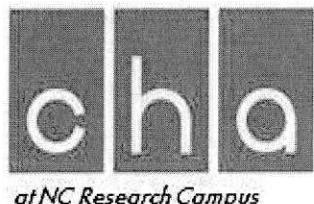
On December 3, 2018 an existing septic inspection was performed at 2945 Parks Lafferty Rd. The septic tank system appears to be operating properly. This was a visual inspection and there is no guarantee how long the system will operate and at this time permission is given to build a shop with no plumbing.

The shop must be located a minimum of five feet away from any part of the existing septic tank system and twenty five feet away from the well.

You may call or write the local health department if you need any additional information or assistance.
7049201261

Sincerely, 
Tyler W. Robertson, R.E.H.S. - I





CABARRUS
HEALTH
ALLIANCE

at NC Research Campus

Date: 12/4/18

Mr. Frank LaRoche

2945 Parks Lafferty Rd.

Concord, NC 28025

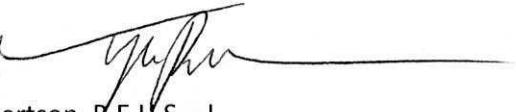
Dear Mr. LaRoche

On December 3, 2018 an existing septic inspection was performed at 2945 Parks Lafferty Rd. The septic tank system appears to be operating properly. This was a visual inspection and there is no guarantee how long the system will operate and at this time permission is given to build a shop with no plumbing.

The shop must be located a minimum of five feet away from any part of the existing septic tank system and twenty five feet away from the well.

You may call or write the local health department if you need any additional information or assistance.
7049201261

Sincerely,


Tyler W. Robertson, R.E.H.S. - I

87-117

7/16/18
Cabarrus Health Alliance Secondary Application for \$60.00
Improvement Permit and/or Authorization to Construct Receipt 317553

300 Mooresville Road, Kannapolis, NC 28081
Office: 704-920-1207 / Fax: 704-933-3379

Application is only valid 12 months from the date it was filled out

FILE NUMBER 87-117

FLROCK@CAROLINARR.COM

APPLICANT INFORMATION

<u>FRANK LAROCHE III</u> Applicant	<u>2945 PARKS LAFFERTY RD. CONCORD NC</u> Address	<u>28025</u> City	<u>980-248-6786</u> Zip	Home & Work Phone
<u>S.A.A.</u> Owner	<u>Address</u>	<u>City</u>	<u>Zip</u>	Home & Work Phone

PROPERTY INFORMATION

<u>2945 PARKS LAFFERTY RD. CONCORD, NC 28025</u> Street Address	<u>1/1</u> Subdivision Name	<u>Rankling River Ests, Sect. 1</u> Section/Phase/Lot#	<u>LOT 5</u>
--	--------------------------------	---	--------------

Directions to Site: FROM CONCORD - SOUTH ON 601 TOWARD R ON PARKS LAFFERTY RD.
58TH HOUSE ON R

DEVELOPMENT INFORMATION

New Single Family Residence
 Expansion of Existing System
 Repair to Existing Subsurface Sewage Disposal System
 Non-Residential Type of Structure

Residential Specifications

Max number of bedrooms: _____
Max number of occupants: _____
If expansion: Current number of bedrooms: _____
Will there be a basement? yes no

(Additions to/or on Property)

Non-Residential Specifications:

Type of business: n/a Total Square footage of Building: 1008 SQ FT.
Maximum number of employees: n/a Maximum number of seats: n/a

Water Supply:

New well Existing Well Community Well Public Water

Please Indicate Desired System Type(s): (systems can be ranked in order of your preference)

Alternative Conventional Innovative Modified Conventional Existing System Other (Specify _____)

The Applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer to any question is "yes", applicant must attach supporting documentation.

yes no Does the site contain any jurisdictional wetlands?
 yes no Is any wastewater going to be generated on the site other than domestic sewage?
 yes no Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

29 NOV 2018

Date

Frank L. Roche III
Property owner's or owner's legal representative** signature (required)

**Must provide documentation to support claim as owner's legal representative.

Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
55474487050000	10-001A-0005.00	LT 5 RAMBLING RIVER ESTS SC 1
Land Units	Land Units Type	
1.14000000	AC	



First Owner Name	Second Owner Name
LAROCHE FRANK III	LAROCHE LISA A /WIFE

Mailing Address	Physical Address(es)
2945 PARKS LAFFERTY ROAD CONCORD NC 28025	2945 PARKS LAFFERTY RD CONCORD NC 28025

Land Value	Building Value	Assessed Value	Market Value
32310	133920	176450	176450

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
2002	2	160000.00000000	03679	0103

Elementary School	Middle School	High School
Bethel ES	C C Griffin MS	Central Cabarrus HS

Voter Precinct	Zoning	Municipal District	Township
10-00	AO	CABARRUS COUNTY	Township 10, Midland

Soil Report for Parcel			Floodplain Report for Parcel		
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year
AaB	0.38	34.23	No	No	No
ApB	0.07	6.17			
CcD2	0.65	59.60			

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date
EL2017-01028	Trade Electrical	Final Complete	2017.04.05
HE2009-02501	Trade Mechanical Residential Upfit	Final Complete	2009.11.20
EL2009-02639	Trade Electrical Residential Upfit	Final Complete	2009.11.20

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Report Created By Cabarrus County IT Department, 11/29/2018 2:25:55 PM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



Google Maps 35°19'10.8"N 80°31'33.7"W



35°19'10.8"N 80°31'33.7"W

35.319671, -80.526033

55474487050000, 10, Midland, NC 28025

8F9F+VH Midland, North Carolina



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55474487050000

Metadata	Thumbnails	Annotations
Entry Properties		
Last modified 2/7/2013 9:00:29 PM		
Creation date 2/7/2013 9:00:29 PM		
Metadata		
Fields		
Template: Property Photos		
PIN	55474487050000	
Parcel	5547448705	
St #	2945	
Street	PARKS LAFFERTY	
Type (2)	RD	
Field Address	2945 PARKS LAFFERTY RD	
City	CONCORD	
Zip	28025	
County	Cabarrus	
Jurisdiction		

Page 1 of 1 PDF



5547448705 03/25/2003

Document management portal powered by Laserfiche
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CABARRUS COUNTY, NC
LAROCHE FRANK III
2945 PARKS LAFFERTY RD
12767

COUNTY TAX (100), FLOWES STORE FIRE TAX (100)
Reval Year: 2016 Tax Year: 2018 LT 5 RAMBLING RIVER ESTS SC 1
Appraised by TS on 01/01/2012 16511 RAMBLING RIVER

11/29/2018 2:25:16 PM

Accessory Strucure 1

P A L D
1787

87-117

COMPLAINT RECORD

CABARRUS COUNTY HEALTH DEPARTMENT

Nature of Complaint

Septic inspection: Plans to build storage building (no plumbing). Also plans to add cement slab patio and put in a pool.

(Use back side if more space is needed)

Address

Occupant

Owner

Frank L. Rocke, III

704-262-7403

Owner's Address

2945 Park Lafferty Rd.
Concord, N.C. 28025

Person making complaint

Address

Complaint received by

LH

Date

11-19-02

Hour

A. M.

P. M.

Referred to

Chris

Date

11-22-02

Disposition

System functioning properly. O.K. to construct

11-26 failed to fit 6' x 11' lot to zoning.

(Use back side if more space is needed)

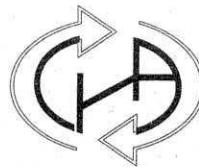
Date

11-25-02

Signed

Christopher D. Shirey

Investigator



CABARRUS HEALTH ALLIANCE

ACHIEVING THE HIGHEST LEVEL OF INDIVIDUAL AND COMMUNITY HEALTH THROUGH COLLABORATIVE ACTION

November 26, 2002

Mr. Frank La Roche III
2945 Parks Lafferty Road
Concord, N.C. 28025

To Whom It May Concern:

An existing septic system inspection was made by a Cabarrus Health Alliance representative at the below location:

2945 Parks Lafferty Road
Location

November 25, 2002
Date

At the time of inspection the system appeared to be functioning properly.* If the system has not been used for a period of time there will be no evidence of a malfunction at the time of inspection.

Sincerely,


Christopher M. Sherrill
Environmental Health Specialist

*Note: This inspection was a visual inspection of the existing system and is not a guarantee that problems will not arise in the future. This inspection describes the appearance of the system at the time of inspection only.

A ground absorption sewage disposal system does require some maintenance and occasionally additional nitrification line is needed.

lw

cc: 87-117

Residence

QUAD: _____
SUBDIVISION: RAMBLING RIVER ESTATES
LOT: 5
P.I.N. 5547-44-7638

PERMIT: SE001403
DATE ISSUED: 02-20-1998
OPP NUMBER: 87-117
BUILD PERMIT #: BU023563

CABARRUS COUNTY WASTEWATER DISPOSAL OPERATIONS PERMIT

OWNER: MC LAUGHLIN, HENRY PHONE (0) _____ (H) 919 863-4292
ADDRESS: 2945 PARKS LAFFERTY ROAD CONCORD NC 28025
DIRECTIONS: RAMBLING RIVER ESTATES LOT # 5

BUSINESS TYPE: NO # EMPLOYEES 1ST 2ND 3RD
OTHER: NONE

NO. BDRMS: 03 NO. BATHS: 02
SINGLE FAMILY: MULTIPLE FAMILY:

BASEMENT: N B'T PLMB: N
GAR. DISP: N WATER SUPPLY: WELL
TANK SIZE: 1000 GAL.
S.T. LINES: 450X3=1350 SQ. FT.
STONE DEPTH: 6+6=12 INCHES
W.M. LINES: N/A SQ. FT.
STONE DEPT: INCHES

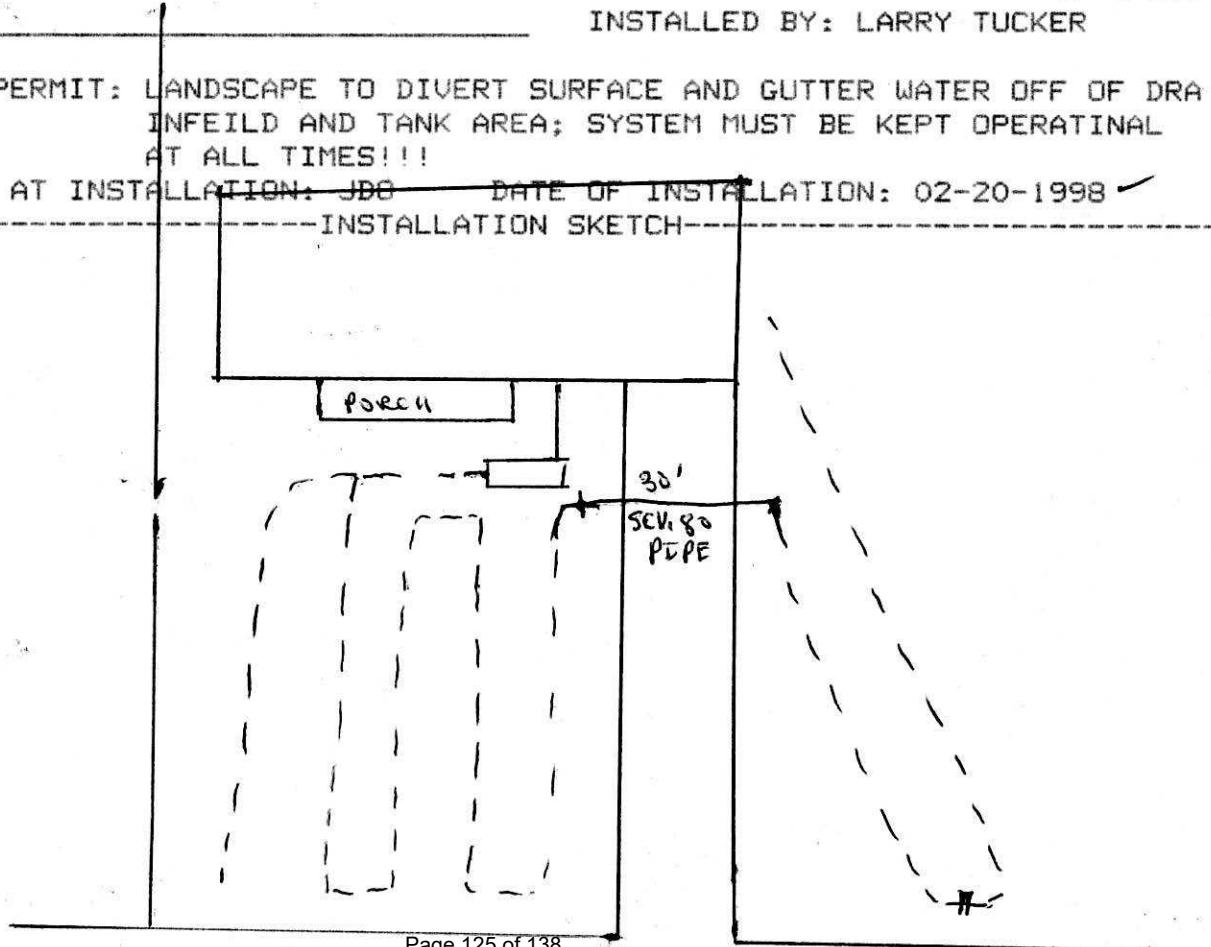
COMMENTS: HOUSE MUST BE PROPERLY LOCATED
TO ACHIEVE GRAVITY FEED

ALT SEWAGE TREATMENT:
N/A

```
*****
*      SEPTIC TANK SYSTEM WITH: *
*****
*CONV GRAV? Y      PUMPS ?   *
* HG WT AL? N FLOW > 480GPD ?   *
* OT APPAR: N/A   *
*****
*          (SEPTIC FIELD)   *
* # TRENCHES: 01  # D. BOXES: 00   *
*STONE DEPTH: 12      SEALS: PLA*   *
*****
*          (WASHER SYSTEM)   *
* TANK: N/A      # TRENCHES: COM*   *
*# D BOXES: _____ STONE DEPTH: _____*   *
*      SEALS: _____   *
*****
INSTALLED BY: LARRY TUCKER
```

CONDITIONS OF PERMIT: LANDSCAPE TO DIVERT SURFACE AND GUTTER WATER OFF OF DRA
INFIELD AND TANK AREA; SYSTEM MUST BE KEPT OPERATIONAL
AT ALL TIMES!!!

INSPECTOR AT INSTALLATION: JBO DATE OF INSTALLATION: 02-20-1998
----- INSTALLATION SKETCH -----



QUAD.:
S/D: RAMBLING RIVER ESTATES
LOT NO.: 5
PIN NO.: 5547 44 7638 0000' 0

FILE NO.: 87-117
APPL. NO.: 001403
DATE: 07/07/1992 *PSL-10-91*
PERMIT FEE: 150.00

APPLICANT # 0003618 APPLICANT NAME: RICKENBACKER, HARRY

CABARRUS CO. AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION
VOID 60 MONTHS FROM DATE OF ISSUE OR IF CHANGED WITHOUT PRIOR WRITTEN APPROVAL
THIS PERMIT IS NON-TRANSFERRABLE

OWNER: RICKENBACKER, HARRY PHONE (O) _____ (H) 919 863-4292
ADDRESS: P.O. BOX 1029 BLADENBOR, NC 28320
DIRECTIONS: RAMBLING RIVER ESTATES LOT # 5

TYPE OF FACILITY

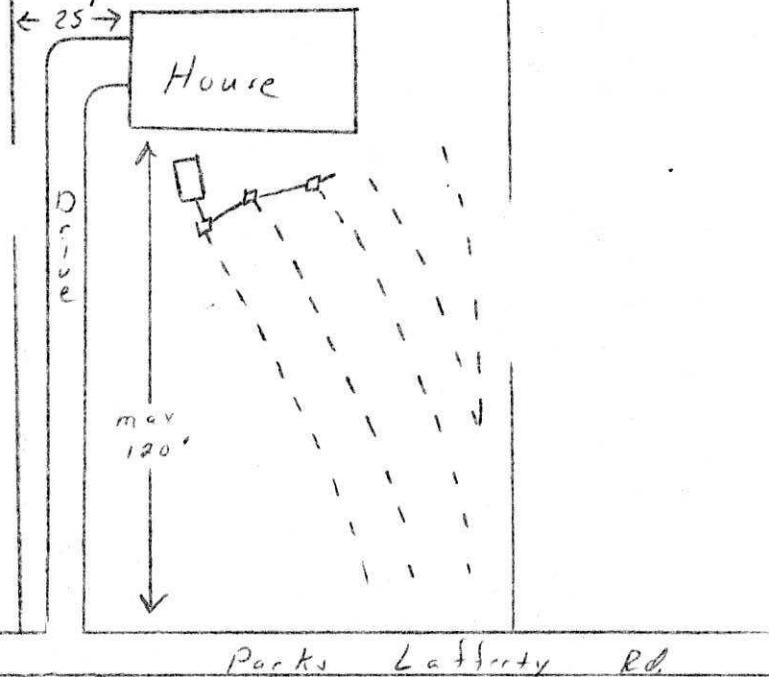
SINGLE FAMILY: MULTIPLE FAMILY:

BUSINESS TYPE: NO # EMPLOYEES 0000 1ST 0000 2ND 0000 3RD

OTHER: NONE

NO. BDRMS: 03 NO. BATHS: 02 HOUSE MUST BE PROPERLY LOCATED
BASEMENT: N B'T PLMB: N TO ACHIEVE GRAVITY FEED
GAR. DISP: N WATER SUPPLY: WELL
TANK SIZE: 1000 GAL.
W TANK SZ: GAL.
S.T. LINES: 450X3=1350 SQ. FT. SPECIAL CONDITIONS/INSTRUCTIONS
STONE DEPTH: 6+6=12 INCHES
W.M. LINES: N/A SQ. FT.
STONE DEPT: INCHES
LOT SIZE: 1 ACRE
INITIALS: MDT

-----BOTTOM HALF RESERVED FOR SKETCH-----



87-117

Mark
4/1/92

CABARRUS COUNTY

001403

APPLICATION FOR SEPTIC TANK PERMIT

P.I.N. 5547-44-7638.0000

DATE: 04/01/1992

APPLICATION FEE: 40.00

ACREAGE: 1

APPLICANT NAME: RICKENBACKER, HARRY (0003618)

PROPERTY OWNER: RICKENBACKER, HARRY PHONE (OFFICE)
PHONE (HOME) 919 863-4292

MAILING ADDRESS: P.O. BOX 1029
BLADENBORO, NC 28320

DIRECTIONS: RAMBLING RIVER ESTATES

DESCRIPTION OF PROPOSED RESIDENCE:

BEDROOMS - ____ PLUMBING IN BASEMENT ?
BATHS - ____ GARBAGE DISPOSAL ?
BASEMENT ? MOBILE HOME ?

SUBDIVISION: RAMBLING RIVER ESTATES LOT: 45
PROPERTY DIMENSIONS: _____ AREA: _____

WATER SUPPLY - WELL ON PROPERTY?
IF NO WELL, WHERE DO YOU GET YOUR WATER?

PROPERTY ZONING: ARR
COMPLIANCE WITH ZONING ? Y TIME: 11:30

COMPLIANCE WITH CABARRUS COUNTY SUBDIVISION ORDINANCE? Y TIME: 11:30
SEPTIC TANK PERMIT IS TO BE ISSUED TO X INSPECTION DEPT. ZONING DEPT.

COMMENTS: PRELIMINARY ONLY

Dr. Harry Rickenbacker OWNER/APPLICANT
by Margelle Brown
Page 27 of 39

3-12-87

87-117

P.I.N. Number 10-5547-45-7830 Lot 5 Section 1 Subdivision Rambling River Estates

RDN

CABARRUS COUNTY APPLICATION FOR SEPTIC TANK PERMIT

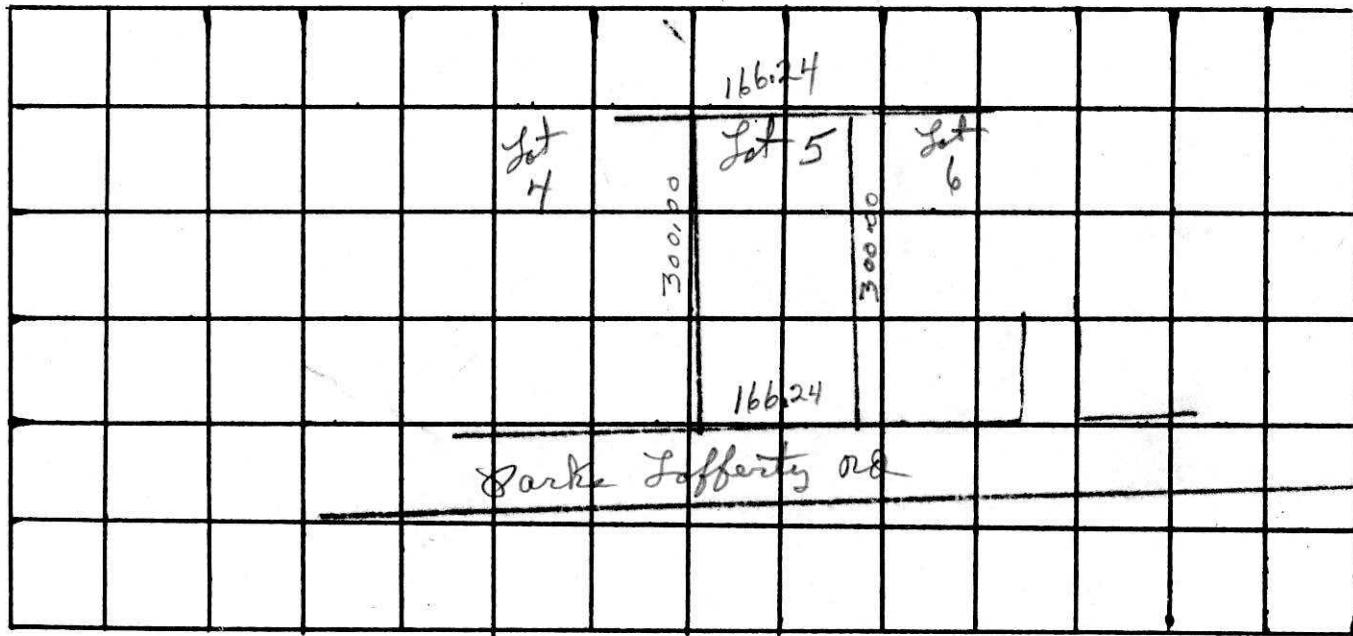
Property Owner J. J. Cook Phone (0) _____ (H) _____Mailing Address 481 Hwy 29N City _____ State _____ Zip _____Directions: 601 South to Banks Lofferty road turn right
2nd lot on right Post Palfot Drive

Description of Proposed Residence-

Bedrooms _____ #Baths _____ Mobile Home yes no - Basement yes noPlumbing in Basement yes no - Garbage Disposal yes noProperty Dimensions _____ Area 1.14 .00 /AcresWater Supply - well on property yes no If you do not have a well where do you get your water?

Site Plan: Include house site, well site, street names and locations, existing buildings and wells - Indicate wells on adjacent property.

****HOUSE LOCATION MUST BE STAKED AND CORNERS OF PROPERTY MARKED CLEARLY!!!



I hereby make application to the Cabarrus County Health Department for a site evaluation for an on-site wastewater disposal system for the above described property and authorize Health Department representatives to go on such property from time to time for inspection purposes. I agree that the contents of this application are true and represent the maximum facilities to be placed on the property. I understand that if substantial changes are made the permit shall be null and void. The issuance of a permit does not relieve me from compliance with any and all other relevant laws or regulations. Any permit for a system is non-transferable without prior written approval of the Health Director.

Owner/Applicant

3-3-87

Date

FOR OFFICE USE ONLY:

Property Zoning APR Compliance W/Zoning BS Yes No Date 3-3-87 Time 12:15Compliance with Cabarrus County Subdivision Ordinance ✓ yes no Date 3-3-87 Time 12:17Septic tank permit is to be issued ✓ yes no

Comments:

3-12-87

P.I.N. Number 10-000000-10 Lot 5 Section 1 Subdivision Bentley Run Estate

87-117

CABARRUS COUNTY APPLICATION FOR SEPTIC TANK PERMIT

RON

Property Owner _____ Phone (0) _____ (H) _____

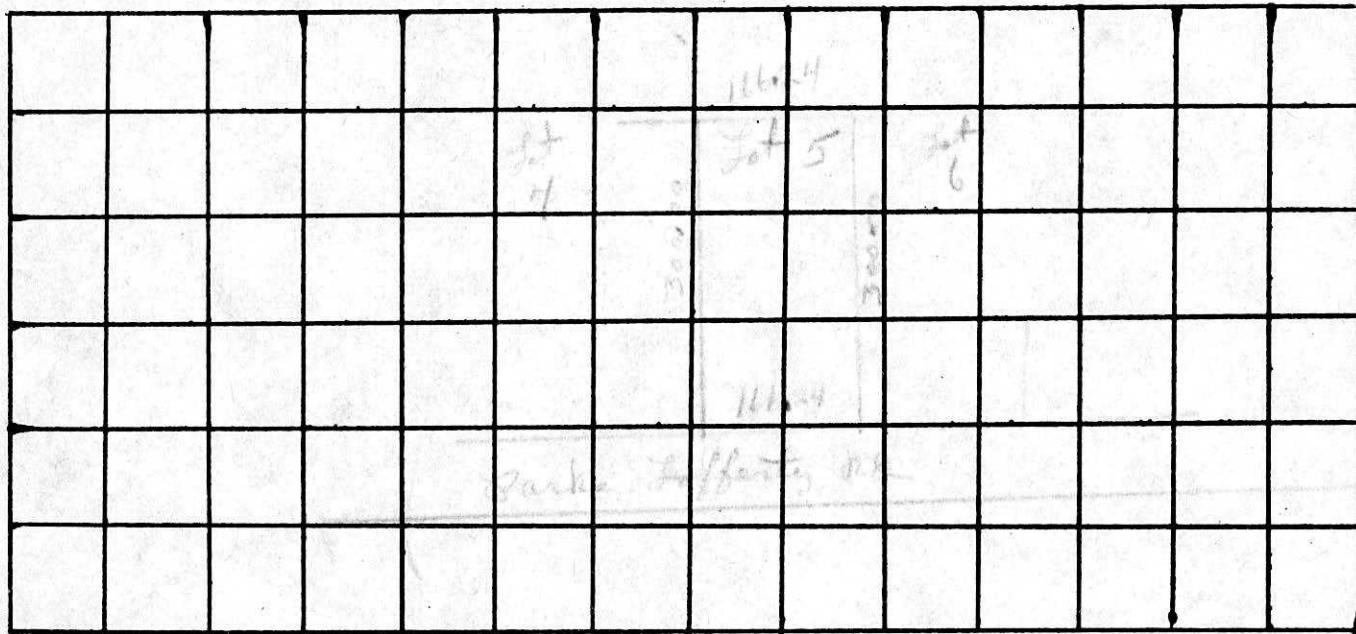
Mailing Address _____ City _____ State _____ Zip _____

Directions: 601 South to Banks Lafferty road turn right
2nd lot on right East Balford Drive

Description of Proposed Residence-

Bedrooms _____ #Baths _____ Mobile Home yes no - Basement yes noPlumbing in Basement yes no - Garbage Disposal yes noProperty Dimensions _____ Area 1/11 Sq. Ft./AcresWater Supply - well on property yes no If you do not have a well where do you get your water?Site Plan: Include house site, well site, street names and locations, existing buildings and wells - Indicate wells on adjacent property.

****HOUSE LOCATION MUST BE STAKED AND CORNERS OF PROPERTY MARKED CLEARLY!!!



I hereby make application to the Cabarrus County Health Department for a site evaluation for an on-site wastewater disposal system for the above described property and authorize Health Department representatives to go on such property from time to time for inspection purposes. I agree that the contents of this application are true and represent the maximum facilities to be placed on the property. I understand that if substantial changes are made the permit shall be null and void. The issuance of a permit does not relieve me from compliance with any and all other relevant laws or regulations. Any permit for a system is non-transferable without prior written approval of the Health Director.

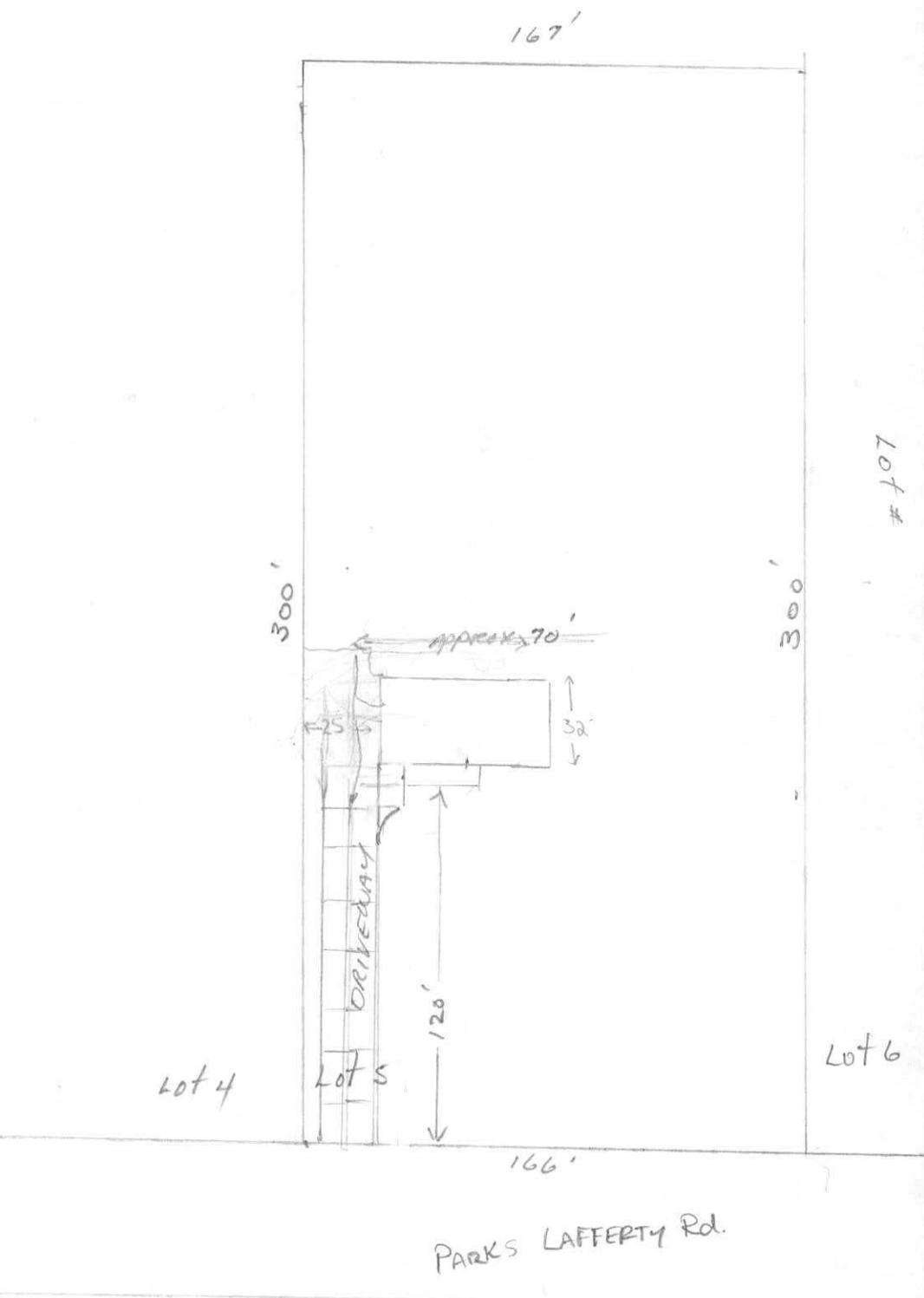
Owner/Applicant3-3-87

FOR OFFICE USE ONLY:

Property Zoning _____ Compliance W/Zoning Yes yes no Date _____ Time 12:15Compliance with Cabarrus County Subdivision Ordinance yes no Date _____ Time _____Septic tank permit is to be issued yes no

Comments:

Rambling River Estates



Plot MAP

QUAD.:
S/D: RAMBLING RIVER ESTATES
LOT NO.: 5
PIN NO.: 5547 44 7638 0000 0
APPLICANT # 0003618 APPLICANT NAME: RICKENBACKER, HARRY

FILE NO.: 87-117
APPL. NO.: 001403
DATE: 07/07/1992
PERMIT FEE: 75.00

CABARRUS CO. HEALTH DEPT. SEPTIC TANK IMPROVEMENTS PERMIT
VOID 60 MONTHS FROM DATE OF ISSUE OR IF CHANGED WITHOUT PRIOR WRITTEN APPROVAL
OWNER: RICKENBACKER, HARRY PHONE (O) ____-____ (H) 919 863-4292
ADDRESS: P.O. BOX 1029 BLADENBOR, NC 28320
DIRECTIONS: RAMBLING RIVER ESTATES

NO. BDRMS: 03 NO. BATHS: 02 HOUSE MUST BE PROPERLY LOCATED
BASEMENT: N B'T PLMB: N TO ACHIEVE GRAVITY FEED
GAR. DISP:N WATER SUPPLY: WELL
TANK SIZE: 1000 GAL.
S.T. LINES: 300X3=900 SQ. FT.
STONE DEPTH: 6+6=12 INCHES
W.M. LINES: 150X3=450 SQ. FT.
STONE DEPT: 6+6=12 INCHES
LOT SIZE: 1 ACRE
LAYOUT BY: MDT OK'D BY:

DEPARTMENT OF HUMAN RESOURCES
DIVISION OF HEALTH SERVICESSITE/SOIL EVALUATION
FOR
SANITARY SEWAGE SYSTEM4/9/92 lot not
marked

(919)

OWNER: Rickenbacher, Harry PHONE: 863-4292 DATE REQUESTED: 4/1/92 DATE EVALUATED: 4/21/92
 ADDRESS: P.O. Box 1029 Bladensburg PROPERTY IDENTIFICATION NO.: 5547-44-7638
 COUNTY: Cabarrus PROPERTY SIZE: 1 Acre PROPOSED FACILITY: ?
 LOCATION OF SITE: Rambling River Estates #5
 WATER SUPPLY: On-Site Well Community Public EVALUATION BY: Auger Boring Pit Cut

FACTORS	PROFILE 1		PROFILE 3		PROFILE 5		PROFILE 7		PROFILE 9	
	1	2	3	4	5	6	7	8	9	10
LANDSCAPE POSITION										
SLOPE(%)										
HORIZON I DEPTH	0-36	0-8	0-6	0-8	0-8	0-8				
Texture Group	SI	SI	SI	SI	SI	SI				
Consistence	VS	VS	VS	VS	VS	VS				
Structure	GR	GR	GR	GR	GR	GR				
Mineralogy										
HORIZON II DEPTH			7+	9-38	9-36	9-36				
Texture Group			C	C	C	C				
Consistence			SI	SI	SI	SI				
Structure			SBK	ABK	ABK	ABK				
Mineralogy			MM	1:1	1:1	1:1				
HORIZON III DEPTH										
Texture Group										
Consistence										
Structure										
Mineralogy										
HORIZON IV DEPTH										
Texture Group										
Consistence										
Structure										
Mineralogy										
SOIL WETNESS										
RESTRICTIVE HORIZON										
SAPROLITE		9+								
CLASSIFICATION										
LONG-TERM ACCEPTANCE RATE										

SITE CLASSIFICATION: PS

EVALUATED BY: M. Thompson

REMARKS:

SITE LONG-TERM ACCEPTANCE RATE: 0.267 gal/sq ft/yr

OTHER(S) PRESENT:

no house site, mud 360cm

LANDSCAPE POSITION

R - Ridge
 S - Shoulder slope
 L - Linear slope
 FS - Foot Slope
 N - Nose slope
 H - Head slope
 Cc - Concave slope
 Cv - Convex slope
 T - Terrace
 FP - Flood Plain

S - sand
 ls - loamy sand
 sl - sandy loam
 l - loam
 sI - silt
 sII - silt loam
 sIc - silty clay loam
 cl - clay loam
 sCI - sandy clay loam
 sc - sandy clay
 sIC - silty clay
 c - clay

Use the above standard abbreviations.

NOTES:

Horizon Depth --in inches
 Depth of Fill --in inches from land surface
 Restrictive Horizon--thickness and inches from land surface
 Saprolite --S (suitable) or U (unsuitable)

DHS 2601 (Revised 1)

Sanitation Branch (Review 1)

LEGEND

CONSISTENCE

Moist
 Vfr - very friable
 fr - friable
 fI - firm
 vFI - very firm
 eff - extremely firm

Wet
 ss - non-sticky
 Ss - slightly sticky
 S - sticky
 Vs - very sticky

Np - non-plastic
 Sp - slightly plastic
 P - plastic
 Vp - very plastic

STRUCTURE

sg - single grain

M - massive

cr - crumb

gr - granular

SBK - subangular blocky

ABK - angular blocky

pl - platy

pr - prismatic

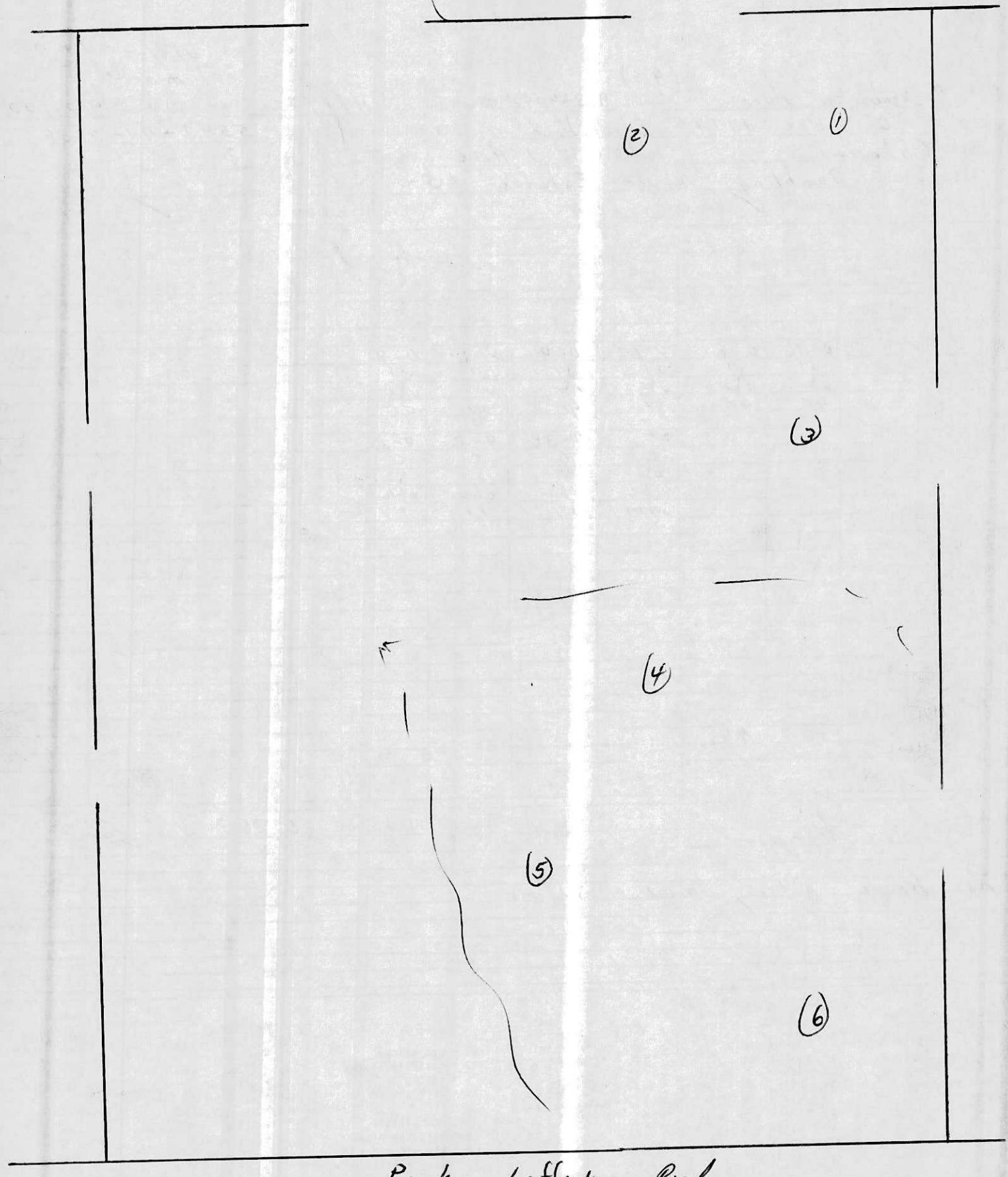
MINERALOGY

1:1, 2:1, mixed

NOTES:

Soil Wetness --inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less--record Munsell color chip designation
 Classification--S (suitable), PS (provisionally suitable) or U (unsuitable)
 Long-term acceptance rate--gal/day/ft²

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Cabarrus County Health Department

715 Cabarrus Avenue W. • P.O. Box 1149 • Concord, N.C. 28026-1149 • Area Code 704/786-8121

William F. Pilkington, Health Director

July 10, 1992

Dr. Harry Rickenbacker
P.O. Box 1029
Bladenboro, N.C. 28320

Dear Dr. Rickenbacker:

On July 10, 1992 improvements permits were issued for lots #4, 5, 6, 16, 41, 42 and 43 in Rambling River Estates subdivision. These permits are valid for sixty months and some specific design requirements must be met.

If you have any questions please call the Cabarrus County Health Department between 8:00 - 9:00 a.m. weekdays.

Sincerely,

A handwritten signature in black ink that reads "Mark Thompson".

Mark Thompson, R.S.
Environmental Health Specialist

lw

cc: 87-147

**CABARRUS COUNTY ENVIRONMENTAL HEALTH
SECONDARY APPLICATION FOR A WASTEWATER
DISPOSAL SYSTEM**

DATE 6-16-97

FILE NUMBER _____

APPLICANT NAME Thomas L Thomas & wife Amanda O

ADDRESS 2988 Park Lafferty Rd Concord

WORK PHONE# 338-4095

HOME PHONE 782-1096

NUMBER OF BEDROOMS 3 NUMBER OF BATHROOMS 2

WILL THE HOUSE HAVE A BASEMENT? YES NO

IF THE ANSWER IS YES, WILL THE BASEMENT HAVE PLUMBING IN IT? YES NO

DESCRIPTION OF PROPERTY RAMBLING RIVER ESTATES

lot #5 1.2 ACRES

comments:

I understand that this is a formal application for an improvements permit or authorization to construct permit for a ground absorption sewage disposal system to serve the above described facility on said property. The Cabarrus County Health Department has my permission to evaluate said property and design a wastewater disposal system for proposed structure. I certify the above information to be correct and understand that if this information is not correct the permit can and will be revoked.

Thomas L Thomas
Amy Thomas owner/applicant
6/16/97 date

#23563
Henry McNAUL LT
2945 Parks LAFFRAY

