

LINCOLN TON BOARD OF ADJUSTMENT
AGENDA
May 15, 2018
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of Minutes from the April 17, 2018 meeting
- **BOA-10-2018** – Appeal on BOA-1-2017 enforcement of the Minimum Housing Standards Ordinance at 107 North Grove Street (PID 21000). (Deferred on December 19, 2017 to May 15, 2018)
4. Adjournment

BOA52018



**CITY OF LINCOLNTON
BOARD OF ADJUSTMENT**

PO DRAWER 617, LINCOLNTON, NC 28092

www.ci.lincolnton.nc.us

BOARD MEMBERS: Gene Poinsette, Chair, poinsetteg@charter.net; Änd Lynn, Vice-Chair, andmlynn@gmail.com; Jamel Farley, afarley2351@gmail.com; Becky Burke, beckyburke940@gmail.com; Jerry Hoffman, jlskhoffman@charter.net;

Tuesday, April 17, 2018 Meeting

Present: Gene Poinsette, Änd Lynn, Becky Burke, Jerry Hoffman, Jamel Farley

Absent: n/a

Call to Order

Chairman Gene Poinsette called the meeting to order and recognized that all members were present for a quorum.

Approval of Minutes

Chairman Gene Poinsette asked the Board if there were any additions or corrections to the minutes of the March 20, 2018 meeting.

Motion: Änd Lynn made a motion to approve the minutes. Becky Burke seconded. Motion carried unanimously.

BOA-7-2018 – A Variance Application from Jerry Story requesting a variance from the 40 foot front setback in the R-25 district for two properties located off of Lake Street.

Jean Derby swore in Brett Hicks and Jerry Story.

Brett Hicks addressed the Board, noting the following:

The subject properties are two vacant parcels totaling 1.7 acres located .5 miles east of the intersection of Salem Church Road and Lake Street.

The requested variance is to allow a reduction in the required building setbacks from 50 feet to 20 feet so that the structures can be placed closer to the street to avoid the sloping topography at the rear of the lots. The applicant wishes to construct a two-family home on each of the two parcels similar to his adjoining development to the west.

Findings of Fact

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.

Staff Comments

- The property slopes at the rear with the topography dropping roughly 20 to 25 feet from the front to the back.
- The requested variance would allow the proposed structures to be placed closer to the front to avoid the sloping topography at the rear of the lots.
- The established setbacks along Lake Street are varied and range from approximately 15 feet to more than 50 feet.
- The applicant will need to provide additional information, at the meeting, regarding how the four findings of fact are met in order for the Board of Adjustment to grant the variance.

After a brief discussion, Chairman Gene Poinsette asked if there was a motion.

Motion: And Lynn made a motion to approve the application. Becky Burke seconded. Motion carried unanimously.

BOA-8-2018 – A Variance Application from Justin Pearson requesting a variance to allow a singlewide Class B manufactured home in the R-25 district located on Magna Vista Drive (PID 17766).

Jean Derby swore in Brett Hicks and Justin Pearson.

Brett Hicks addressed the Board, noting the following:

The subject property is a vacant .39 acre lot located on the southern corner of the intersection of Betterbrook Lane and Vista Drive.

The requested variance is to allow the applicant to place a 14 foot x 70 foot (singlewide) manufactured home on the lot.

Relevant UDO Requirement

The R-25 district allows single family dwellings and “Class A” manufactured homes. Class A manufactured homes are defined as those that were constructed after July 1, 1976 and that meet or exceed the construction standards of the U.S. Department of Housing and Urban Development along with the following additional criteria:

(1) The minimum width (the width being the narrower of the two overall dimensions) of the main body of the manufactured home as assembled on the site shall be at least 22 feet for a distance extending along the length (the length being the longer of the two overall dimensions) of at least 20 feet;

(2) The pitch of the roof of the manufactured home has a minimum vertical rise of two and two-tenths feet for each 12 feet of horizontal run, the roof is finished with a type of shingle that is commonly used in standard residential construction and which does not exceed the reflectivity of gloss white paint, and the roof has an overhang (eave) extending at least ten inches from each vertical exterior wall. A site-installed gutter may be counted in the width of the eave;

(3) The exterior siding consists of wood, hardboard, vinyl, brick or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, and which does not exceed the reflectivity of gloss white paint;

(4) A continuous, permanent masonry foundation or masonry curtain wall, unpierced except for required ventilation and access, shall be installed upon a poured concrete footer after placement on the lot, and before occupancy;

(5) The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy;

(6) The manufactured home is set up on the site in accordance with the standards set by the North Carolina Department of Insurance;

(7) Stairs, porches, entrance platforms and other means of entrance and exit to the manufactured home shall be installed and constructed in accordance with the standards set by the North Carolina Department of Insurance; and

(8) The manufactured home is oriented on the site in a manner that the side having the main entrance, and by design intended to be the front of the manufactured home is generally parallel to a public street abutting the site.

NOTE: A “Class B” manufactured home meets all of the criteria of a Class A manufactured home, except criteria (1), (2), (3), (4) and (8).

Findings of Fact

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.

Staff Comments

- Nearby properties are developed with a combination of single wide and double wide manufactured homes and modular homes.
- In the event that the Board elects to grant the variance, a suggested condition of the variance is that the home meet the standards of a Class B manufactured home so that the axles etc are removed
- The applicant will need to provide additional information, at the meeting, regarding how the four findings of fact are met in order for the Board of Adjustment to grant the variance.

Chairman Gene Poinsette asked the Board if there was any other business to be addressed, to which there was none.

After a brief discussion, Chairman Gene Poinsette asked if there was a motion.

Motion: And Lynn made a motion to approve the application. Becky Burke seconded. Motion carried unanimously.

BOA-9-2018 – A Variance Application from Darrell Mason requesting a variance from the 10 foot side setback required in the R-25 district. The property is located at 859 West NC 27 Highway.

Jean Derby swore in Brett Hicks and Darrell Mason.

Brett Hicks addressed the Board, noting the following:

The subject property is a .573 acre lot located at 859 West Highway 27. The applicant wishes to construct a carport on the west side of the property between the existing home and the property line with vehicular access to the carport through an extension of the existing driveway.

The requested variance is to allow a reduction in the required side yard setback along the western property line from 10 feet to 2 feet in order to accommodate the proposed carport on the west side of the home.

Findings of Fact

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.

Staff Comments

- In the event that the Board elects to grant the variance, a suggested condition of the variance is that the proposed carport not be placed in front of the existing home.
- The applicant will need to provide additional information, at the meeting, regarding how the four findings of fact are met in order for the Board of Adjustment to grant the variance.

After a brief discussion, Chairman Gene Poinsette asked if there was a motion.

Motion: Becky Burke made a motion to approve the application. Jamel Farley seconded. Motion carried unanimously.

Adjournment

Motion: Jamel Farley made a motion to adjourn. And Lynn seconded. Motion carried unanimously.

Jean Derby

MEMO TO: Board of Adjustment

FROM: Planning Staff

SUBJECT: BOA Appeal -1 -2017: Appeal to Board of Adjustment from Jack Carswell regarding order to comply with Minimum Housing Standards Ordinance

DATE: May 15, 2018

NOTE: This case was continued from the Board's December 2017 meeting to the Board's May 2018 meeting due to the recent listing of the property along with the adjoining parcel for sale.

During the December Board discussion, a request was made that the owner proceed with the standard notice to the former tenant that his belongings be removed and that the applicant provide a listing of actions that he has taken for the Board to review at the May meeting.

The following attachments are enclosed:

Attachment A: Minutes from the Board's discussion in December,

Attachment B: The original staff report, and

Attachment C: An updated exterior building inspection summary from Wayne Godfrey based on visual inspection on May 8, 2018. Updates are noted in red font.

ATTACHMENT

A



CITY OF LINCOLNTON
BOARD OF ADJUSTMENT
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www.ci.lincolnton.nc.us

BOARD MEMBERS: Gene Poinsette, Chair, poinsetteg@charter.net; Änd Lynn, Vice-Chair, andmlynn@gmail.com; Becky Burke, beckyburke940@gmail.com; Jerry Hoffman, jlskhoffman@charter.net; Kathryn Yarbro, kyarbro206@gmail.com

Tuesday, December 19, 2017 Meeting

Present: Gene Poinsette, Änd Lynn, Jerry Hoffman, Jamel Farley, Worth Roberts

Absent: Kathryn Yarbro, Becky Burke

Call to Order

Chairman Gene Poinsette called the meeting to order and recognized that three members were present, two were absent and Worth Roberts and Jamel Farley were sitting in as first and second alternates.

Approval of Minutes

Chairman Gene Poinsette asked the Board if there were any additions or corrections to the minutes of the November 21, 2017 meeting.

Motion: Änd Lynn made a motion to approve the minutes. Jamel seconded. Motion carried unanimously.

BOA Appeal-1-2017

Jack Carswell has appealed a decision of the Lincolnton Planning Department in regards to enforcement of the Minimum Housing Ordinance for his property located at 107 North Grove Street (Parcel ID 21000).

Mark Carpenter, Laura Elam, Brett Hicks, Tim Carswell and John Lafferty were sworn in by Jean Derby.

Mark Carpenter addressed the Board, noting the following:

This is an appeal for the City's order to repair, alter or demolish the property located at 107 N. Grove Street.

ENFORCEMENT PROCEDURES AND APPEAL PROCESSES

The City's Minimum Housing Standards Ordinance provides for minimum standards for dwellings and outlines the below enforcement procedures and appeal processes:

1. If a complaint is filed charging that a dwelling is unfit for human habitation or if the Code Enforcement Officer determines a potential violation exists, then Code Enforcement Officer conducts preliminary investigation.
2. If preliminary investigation discloses a basis for the charges, Code Enforcement Officer serves complaint to owner stating the charges and containing notice of hearing.
3. After notice and hearing, Code Enforcement Officer states in writing his determination of whether dwelling is unfit for human habitation and serves notice to owner requiring repair, alteration or improvement to meet minimum housing standards or else removal or demolition within 90 days.
4. Any aggrieved person may file an appeal of any decision or order within 10 days from the decision or order. The appeal is to be considered by the Board of Adjustment and has the effect of suspending further action on the notice of violation until the hearing by the Board.
5. The Board may reverse or affirm, wholly or partly, or may modify the decision or order and may make a decision and order of its own and shall have all the powers of the Code Enforcement Officer. With the concurring vote of three members of the Board, any decision or order of the Code Enforcement Officer may be reversed or modified. The Board has the power to, in any case where there are practical difficulties or unnecessary hardships in carrying out the strict letter of the ordinance, to adapt the application of the ordinance to the necessities of the case to the end that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.
6. Any person aggrieved by an order issued by the Code Enforcement Officer or a decision rendered by the Board has the right, within 30 days after the issuance of the order or rendering of the decision, to petition the Superior Court for a temporary injunction restraining the Code Enforcement Officer pending a final disposition of the case.

SUMMARY OF CODE ENFORCEMENT HISTORY

- July 20, 2016: Code Enforcement Officer receives complaint about structure being in violation of City Ordinances.
- July 21, 2016: Code Enforcement Officer sends letter to Owner notifying him of complaint and that an inspection of the structure needs to be scheduled.
- August 2016: Inspection scheduled for August 10, 2016.

- August 8, 2016: Owner informs Code Enforcement Officer that he will not allow the inspection stating that the structure is being rented out and he does not have the keys or permission of the tenant to go inside.
- March 30, 2017: Code Enforcement Officer sends letter noting need for inspection and directions to contact him within 7 days to arrange inspection.
- April 2017: Owner contacted Code Enforcement Officer stating he was going to do some work on the structure.
- April 2017: It appears to Code Enforcement Officer that the only work done was removal of the front gutter.
- April 2017: Complaints about structure continue.
- May — August 2017: City Attorney researches available options related to lack of consent by Owner to inspection of premises that are being rented by third party.
- August 28, 2017: Code Enforcement Officer speaks to Owner's son about scheduling an inspection. Owner's son requests a meeting with the City Attorney, City Manager, and Planning Staff
- September 6, 2017: Requested meeting held.
- September 7, 2017: City Attorney sends Owner's son letter confirming agreement at meeting that Code Enforcement Officer and Building Inspector will be allowed access to property for purposes of determining if there are any ordinance violations. Letter notes that if any violations exist, those items will be brought into compliance with ordinance. Once property is in compliance with the ordinance, the property may be secured to prevent access by vagrants, children and animals. Once secured, no further action will be taken by the City unless circumstances with regards to the house's structural condition change following the inspection.
- September 14, 2017: Code Enforcement Officer and Building Inspector conduct inspection.
- September 18, 2017: The Building Inspector's report (Exhibit A) is delivered to Owner's son.
- September 21, 2017: Code Enforcement Officer sends letter to Owner noting that inspection on September 14, 2017 found evidence that violations of the Minimum Housing Standards Ordinance exist and list of violations noted by Building Inspector. Letter included notice of hearing on October 12, 2017 and that Owner has right to answer to the violation.

- October 11, 2017: Owner's attorney requests continuance of hearing due to conflicts.
- October 12, 2017: Code Enforcement Officer sends email to Owner's attorney with potential dates for hearing.
- October 30, 2017: Code Enforcement Officer sends email to Owner's attorney requesting response to email about potential dates for hearing. Hearing is scheduled for November 3, 2017
- November 3, 2017: Hearing held. Owner's attorney submits attached statement (Exhibit B).
- November 6, 2017: Code Enforcement Officer sends letter outlining determination that structure is in violation of ordinance and issues order to either repair, alter or improve structure to meet ordinance or remove or demolish structure no later than February 2, 2018. Letter notes that Owner may appeal the order by filing written notice of appeal within 10 days.
- November 13, 2017: Owner's attorney filed attached appeal. (Exhibit C).
- November 15, 2017: Code Enforcement Officer sends letter to Owner stating that appeal will be heard by Board of Adjustment on December 19, 2017.

Tim Carswell, son of Jack Carswell, and John Lafferty, attorney for Jack Carswell, addressed the board, noting the following:

1. That the property in question while once leased and used as a dwelling, is not held out for such use at this time. The former tenant/occupant of the dwelling who was responsible for maintenance, moved to a nursing home some time ago. At the time he moved to a nursing home, he left all of his personal property in the home, as he expected to return to occupy the property. As an accommodation to this long time tenant, Mr. Carswell, even though he no longer received any rental income, allowed the personal property to remain in the home, where it continues to be stored. The former tenant who will not return to occupy this or any other dwelling and has no other place to store his personal property and does not have the income to lease a storage unit.
2. Because the property is no longer intended to be used as a dwelling, the provisions of the Lincolnton Minimum Housing Standards Ordinance (Section 150.070) are not applicable to this property.
3. Both the property at 107 N. Grove Street and the adjacent property owned by Jack Carswell were listed for sale as commercial property on December 13, 2017. They want to leave the house in its current condition until the property sells to let the new owner decide what to do with it.

Due to the recent listing of the site for sale, there was discussion of a potential deferral of the matter. And Lynn requested that the owner proceed with the standard notice to the former tenant that he have his belongings removed from the house within 30 days. Mr. Lynn also requested that the applicant have a listing of actions that he has taken for the board to be able to review at their next meeting on the matter.

After some brief discussion, Chairman Gene Poinsette suggested the Board would like to table the issue until the May Board of Adjustment meeting to see if the property sells before having to demolish the house. Tim Carswell and John Lafferty agreed to this suggestion.

Chairman Poinsette asked if there was a motion.

Motion: Worth Roberts made a motion to table the issue until the May Board of Adjustment Meeting. And Lynn seconded. Motion carried unanimously.

BOA-7-2017

A Variance application from Billy Bumgarner and Wendy McSwain for the subdivision of a single tract of land that does not meet the zoning requirement of 35 feet of road frontage along a dedicated street. The subject property is located on Rockhill Lane (Parcel 73224)

Mark Carpenter, Brett Hicks and Billy Bumgarner were sworn in by Jean Derby.

Brett Hicks addressed the Board, noting the following:

The property (161 Rockhill Lane - Parcel ID 73224) is located on the southwest side of Rockhill Lane near the intersection of Rockhill Lane and West NC Highway 27. A single-family home, a barn and (2) accessory buildings are currently located on the property.

The current use is a single family dwelling. The current zoning is residential and the total property size is 2.01 acres.

The variance request is to subdivide a single tract of land that does not meet the zoning requirement of 35 feet of road frontage along a dedicated street and to add a single family dwelling on the property.

UDO Requirements

153.050 LOT TO ABUT A DEDICATED STREET.

No lots may be created after the effective date of this chapter that do not have at least 35 feet of dedicated street right-of-way frontage except as follows.

(A) A lot not having 35 feet of dedicated street right-of-way frontage may be created if located entirely within a planned shopping center or office park.

(B) A one-family residence may be constructed on a lot which existed at the effective date of this chapter which does not abut a dedicated street right-of-way provided the lot is given access to a dedicated street by an easement at least 12 feet in width for the use of the dwelling established on the lot and further provided that the easement is maintained in a condition passable for automobiles and service and emergency vehicles. This easement may not be extended to provide access to any other lots or to any other residence not having frontage on a dedicated street.

ATTACHMENT

B

MEMO TO: Board of Adjustment

FROM: Planning Staff

SUBJECT: BOA Appeal-1-2017: Appeal to Board of Adjustment from Jack Carswell
Regarding Order to Comply With Minimum Housing Standards Ordinance:

DATE: December 19, 2017

SUMMARY

Applicant and Property Owner: Jack Carswell

Request: The applicant is appealing the City's order to either repair, remove or demolish the structure located at 107 N. Grove Street.



ENFORCEMENT PROCEDURES AND APPEAL PROCESSES

The City's Minimum Housing Standards Ordinance provides for minimum standards for dwellings and outlines the below enforcement procedures and appeal processes:

1. If a complaint is filed charging that a dwelling is unfit for human habitation or if the Code Enforcement Office determines a potential violation exists, then Code Enforcement Officer conducts preliminary investigation.
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3. After notice and hearing, Code Enforcement Officer states in writing his determination of whether dwelling is unfit for human habitation and serves notice to owner requiring repair, alteration or improvement to meet minimum housing standards or else removal or demolition within 90 days.
4. Any aggrieved person may file an appeal of any decision or order within 10 days from the decision or order. The appeal is to be considered by the Board of Adjustment and has the effect of suspending further action on the notice of violation until the hearing by the Board.
5. The Board may reverse or affirm, wholly or partly, or may modify the decision or order and may make a decision and order of its own and shall have all the powers of the Code Enforcement Officer. With the concurring vote of three members of the Board, any decision or order of the Code Enforcement Officer may be reversed or modified. The Board has the power to, in any case where there are practical difficulties or unnecessary hardships in carrying out the strict letter of the ordinance, to adapt the application of the ordinance to the necessities of the case to the end that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.
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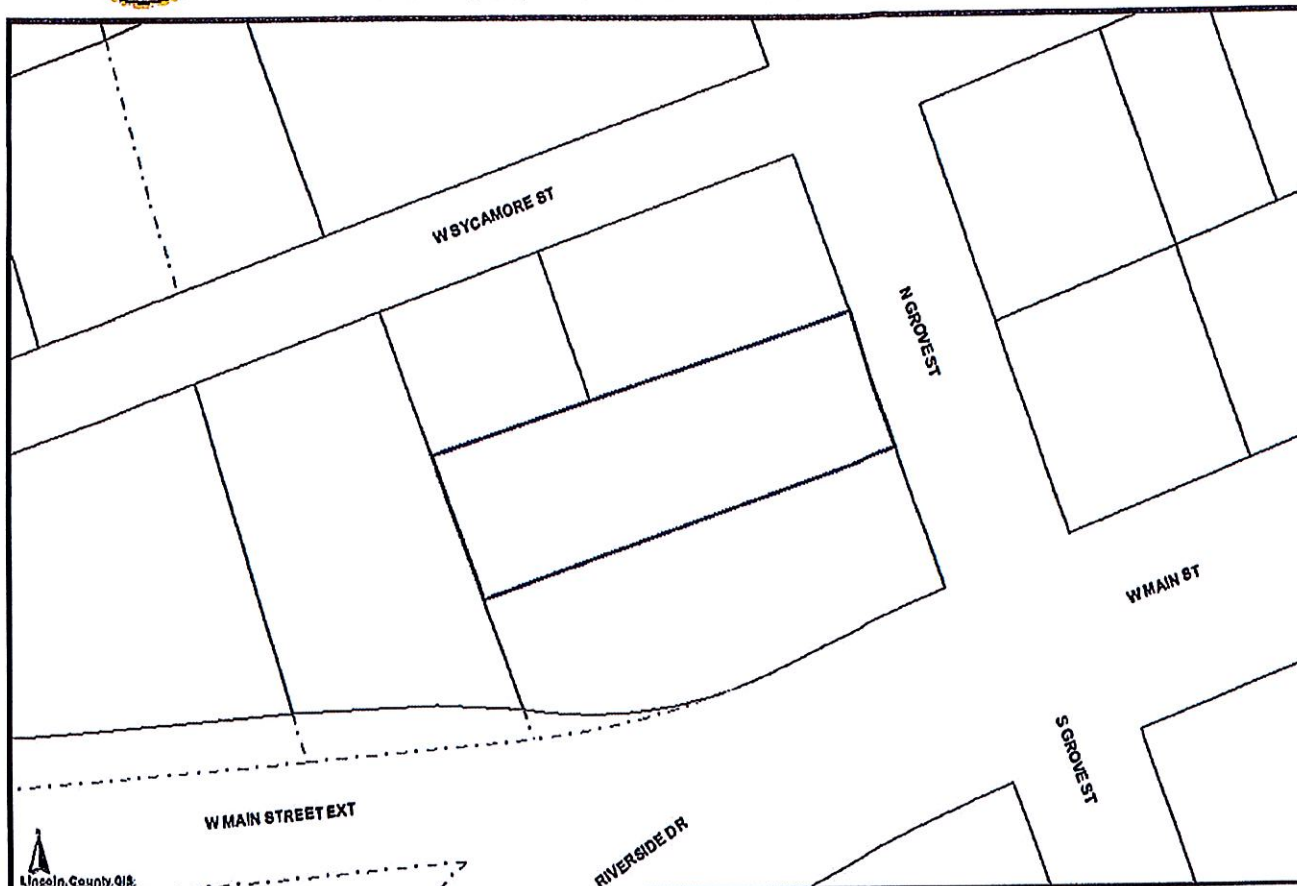
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Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for
 the information contained on this map. This map is not to be used for land
 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 11/30/2017 Scale: 1 Inch = 80 Feet



PHOTOS

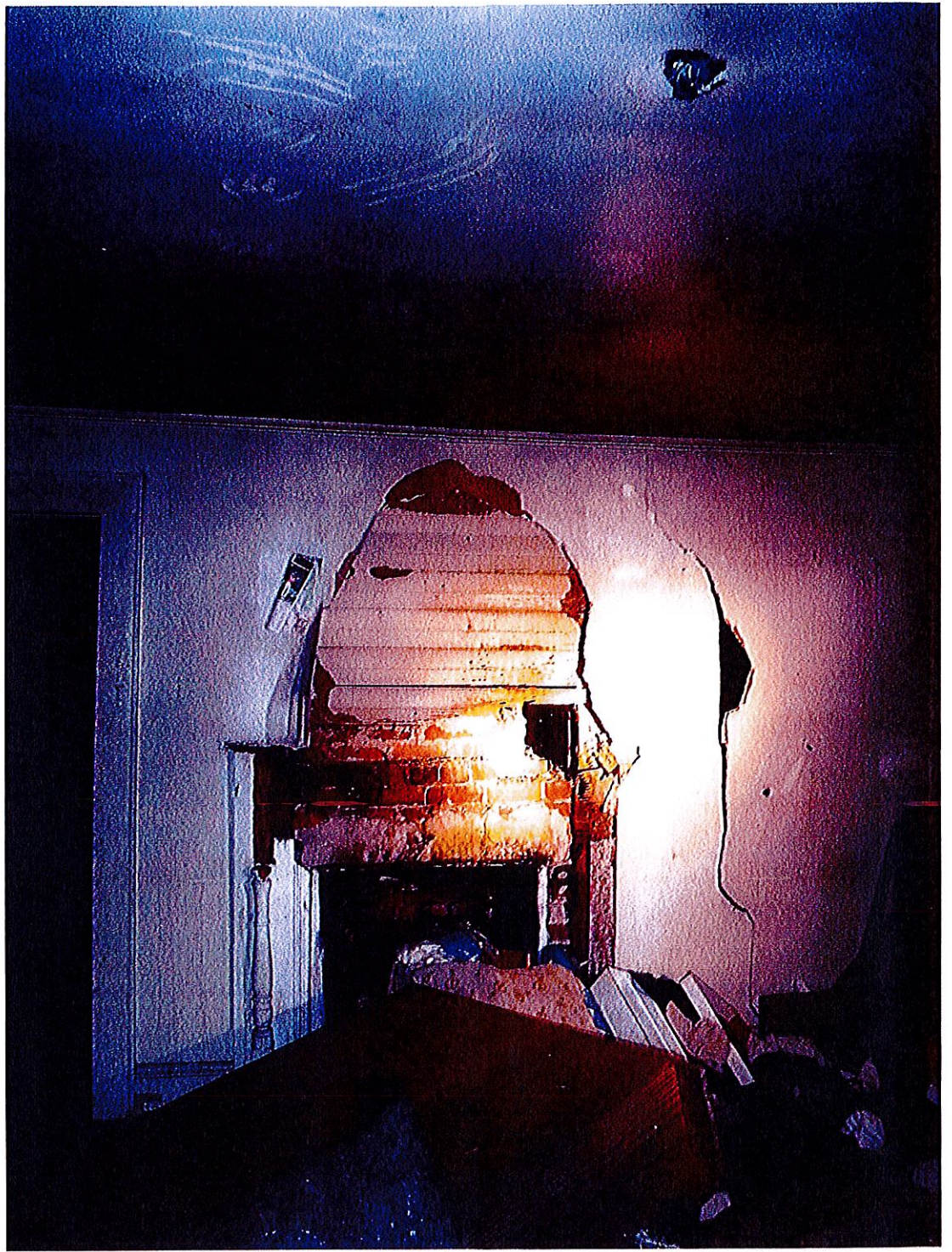


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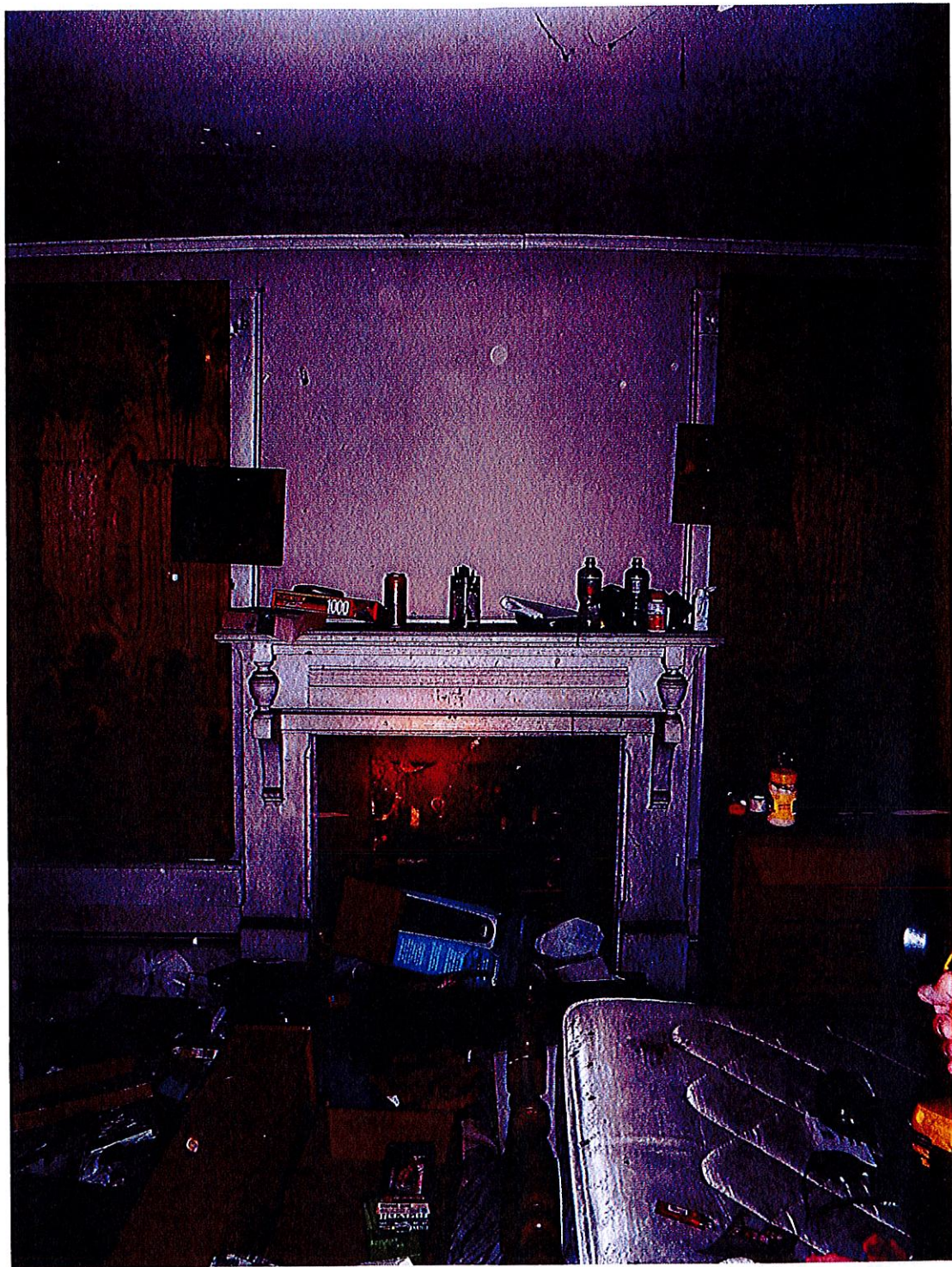
PARCEL INFORMATION FOR 3623-63-5608

Parcel ID	21000	Owner	CARSWELL JACK E
Map	3623-15	Mailing	103 DORIS CT
Account	0170040	Address	LINCOLNTON NC 28092
Deed	16E-251	Last Transaction Date	4/1/2016
Land Value	\$17,500	Total Value	\$33,939
----- All values are for tax year 2017. -----			
Description	107 N GROVE ST	Deed Acres	0
Address	107 N GROVE ST	Tax Acres	0.29
Township	LINCOLNTON	Tax/Fire District	CITY OF LINCOLNTON
Main Improvement	CONVENTIONAL (PRE WWII)	Value	\$16,439
Main Sq Feet	1677	Stories	1.5
		Year Built	1915
Zoning District	R-10	Calculated Acres	0.29
Watershed Class	WS-IVP	Calculated Acres	0.29
2000 Census County	37109	Voting Precinct	LINCOLNTON NORTH (LN11)
Flood	X	Sewer District	Not in the sewer district
		Zone Description	NO FLOOD HAZARD
		Panel	3710362300
		Block	3037
		Tract	070100
		Calculated Acres	0.29



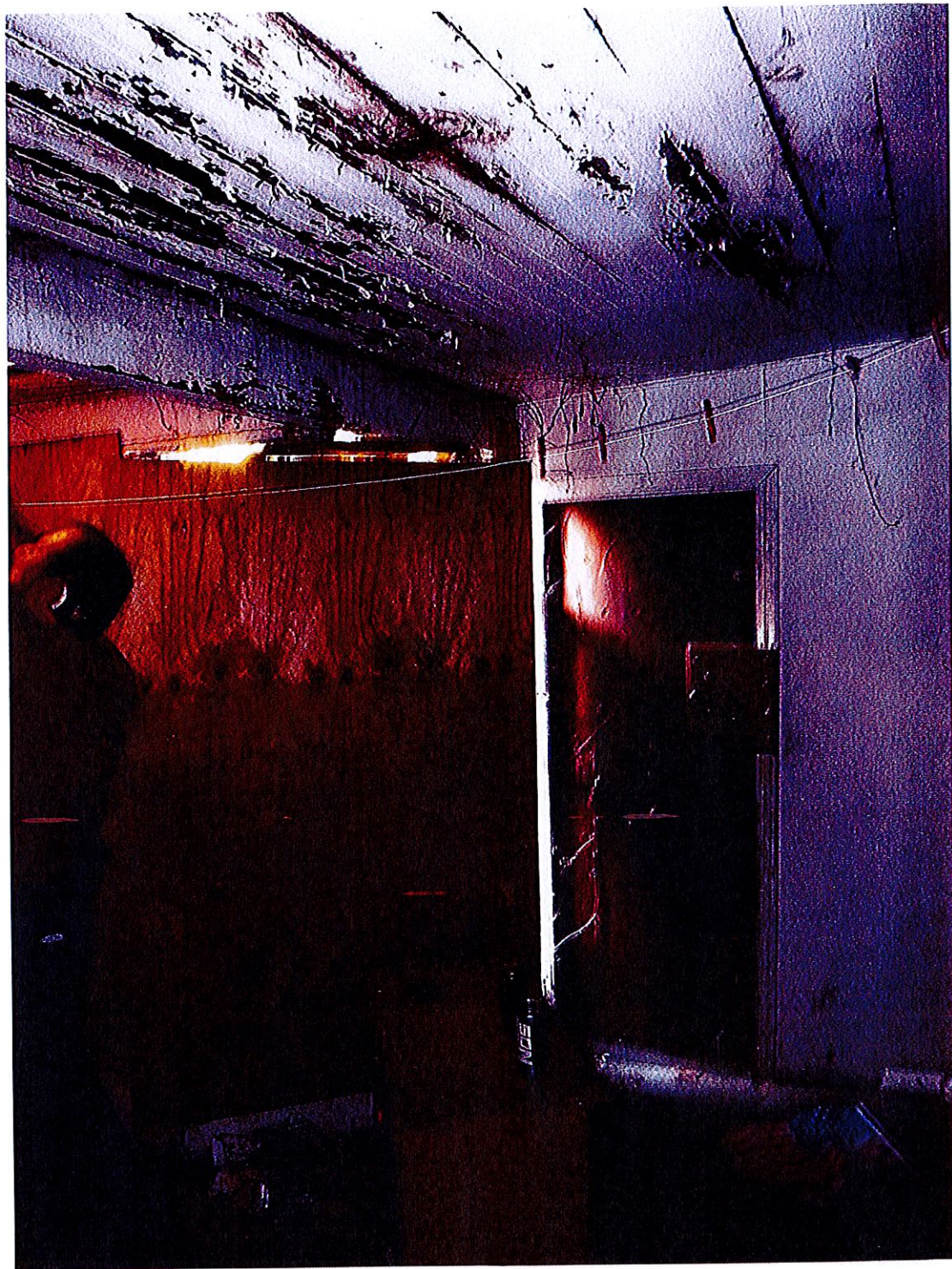


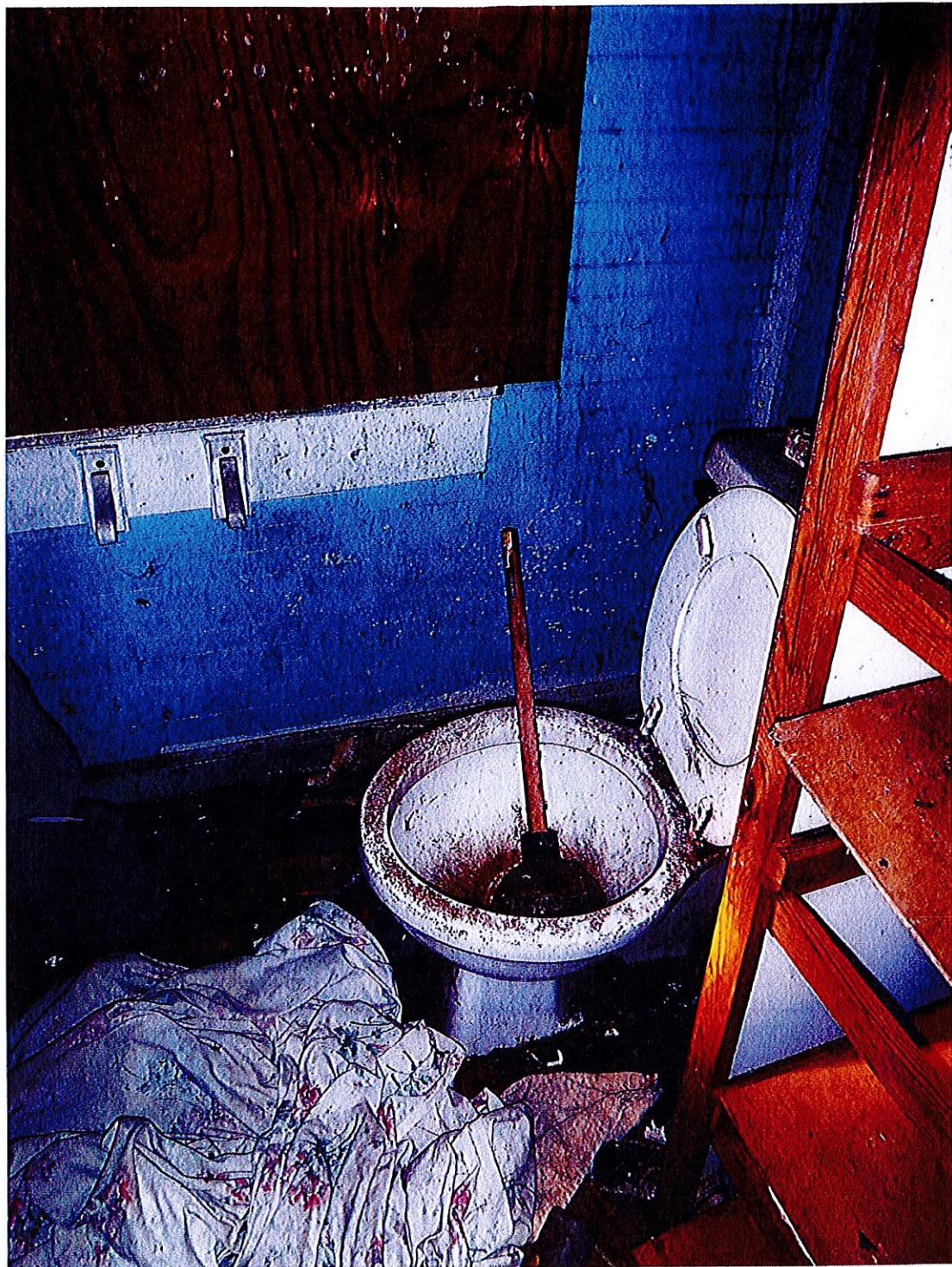


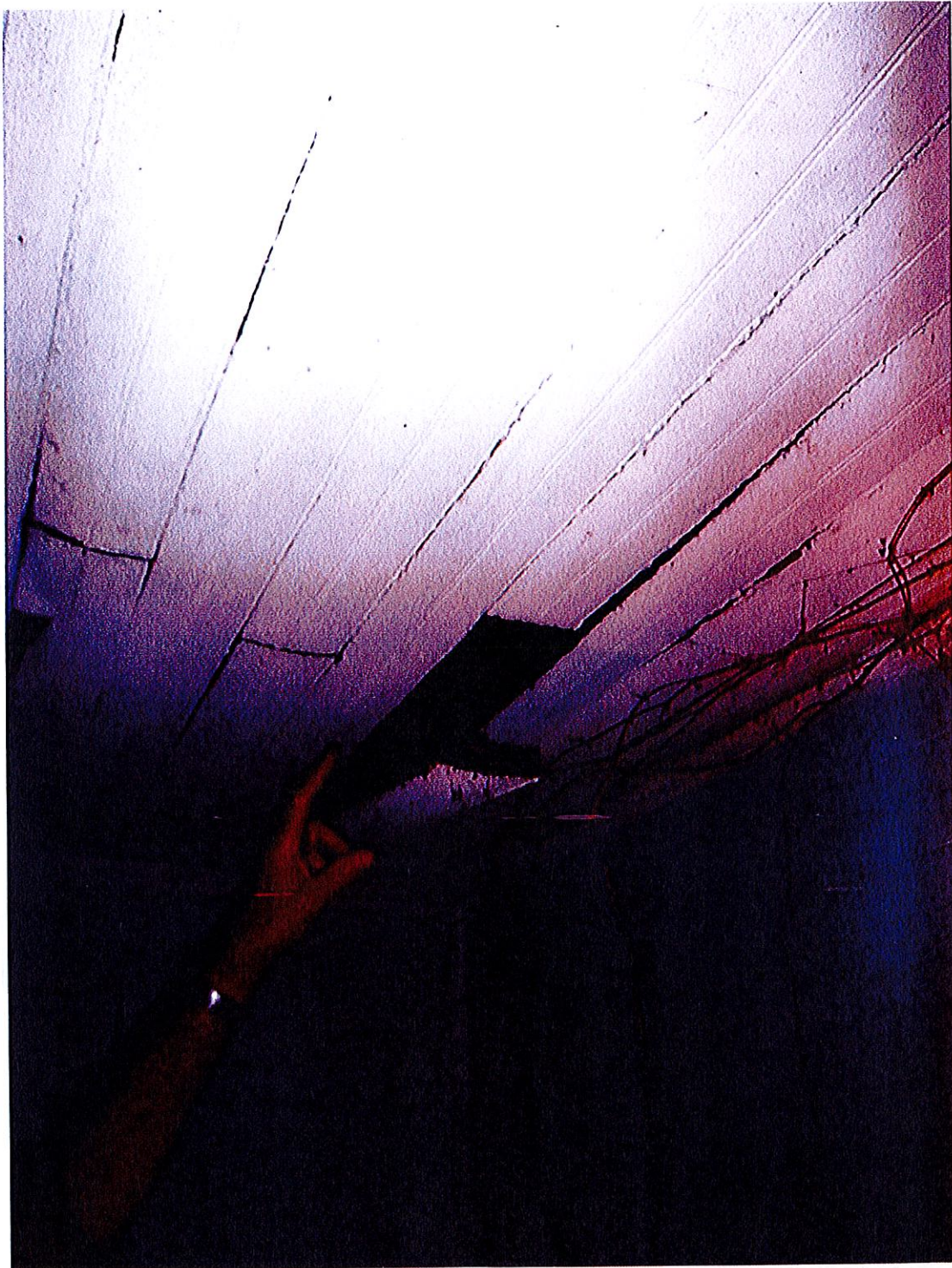


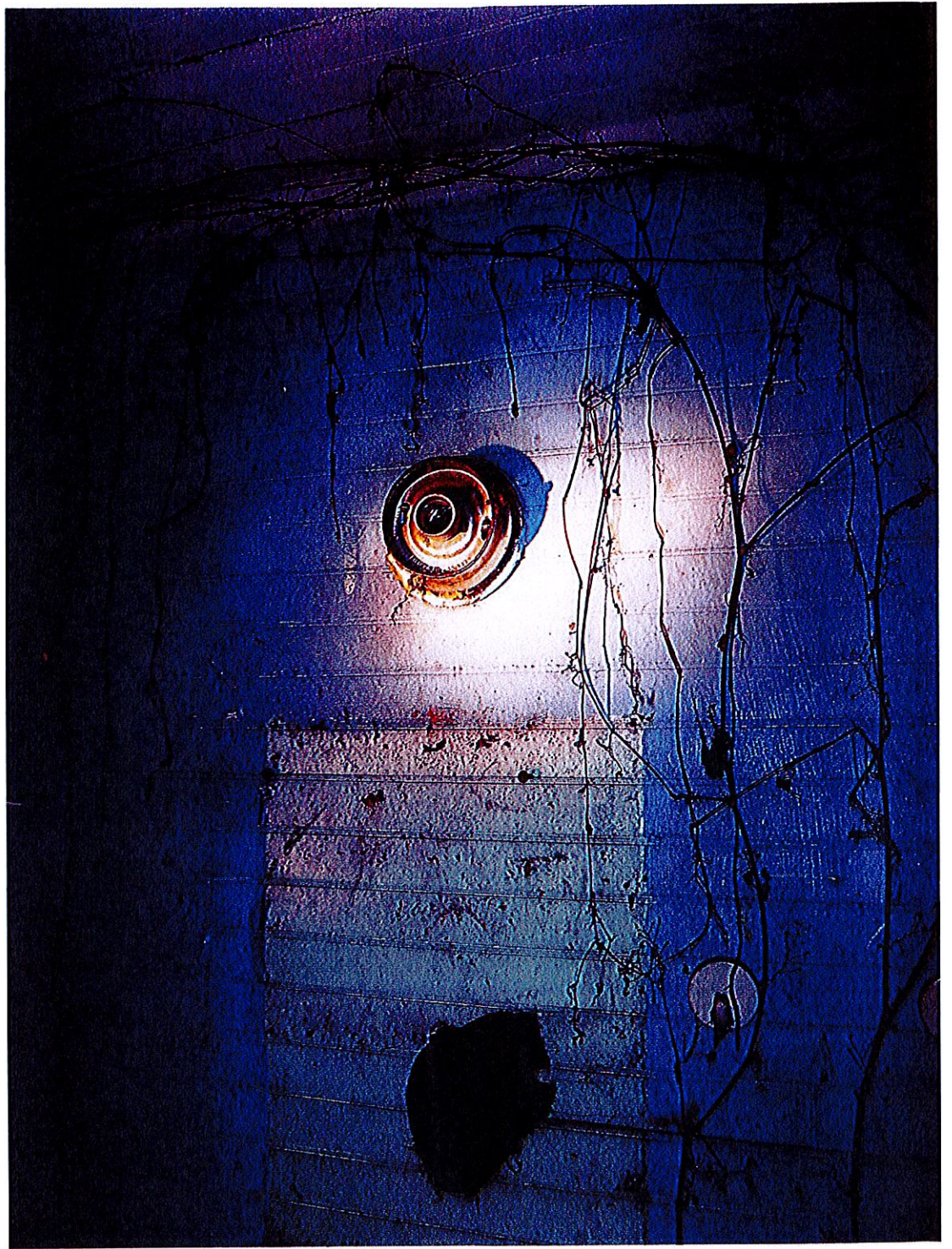






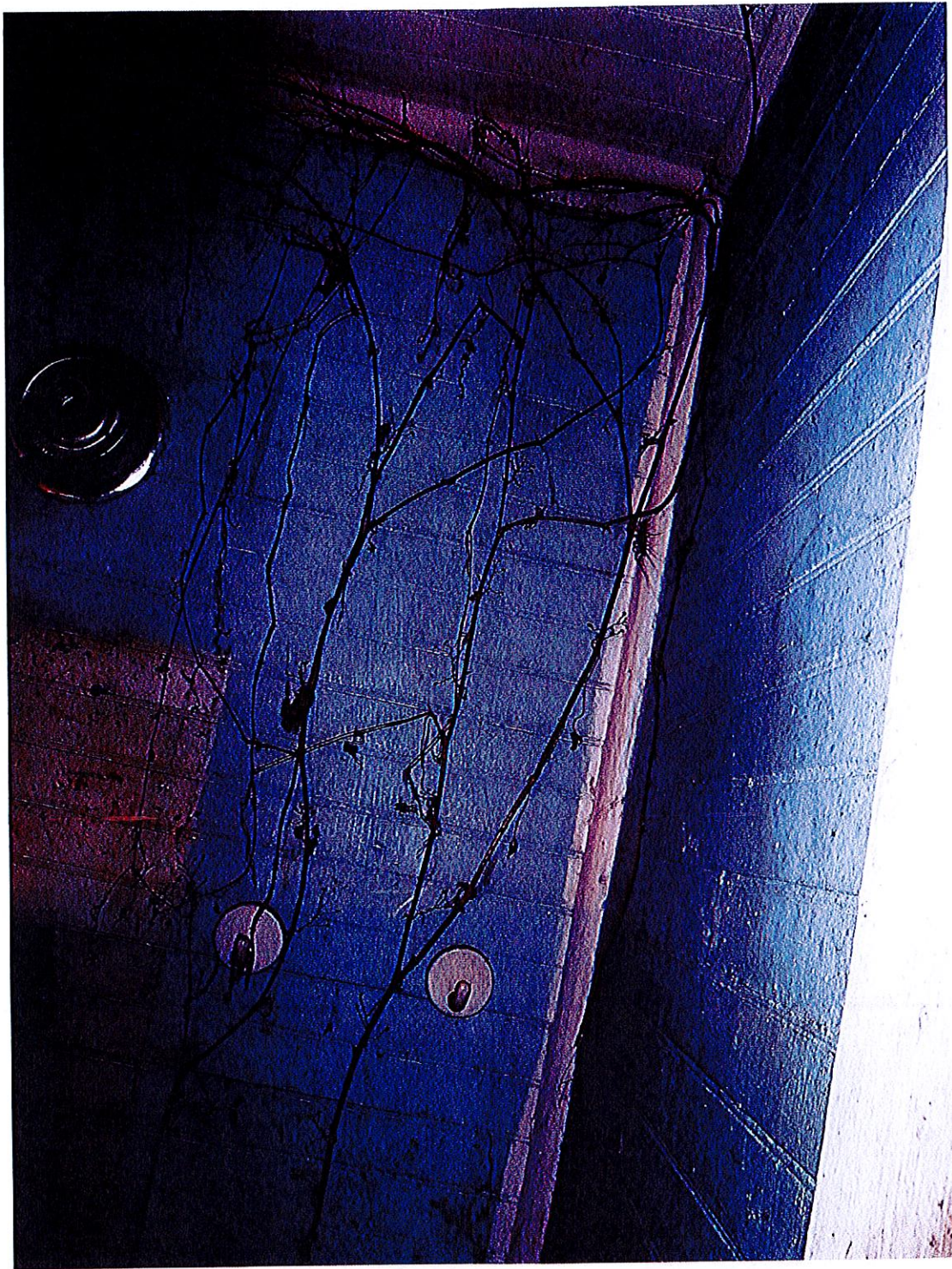


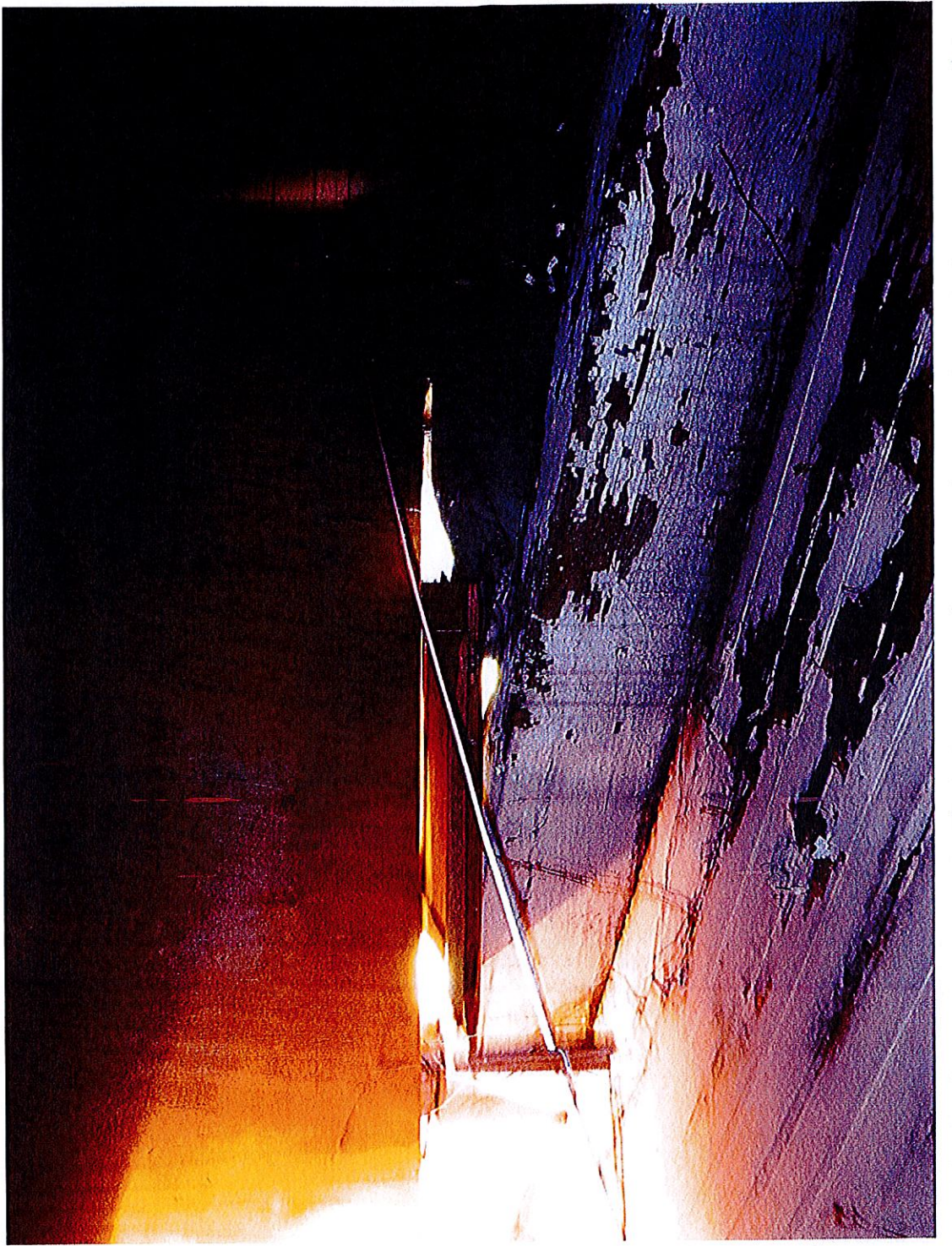


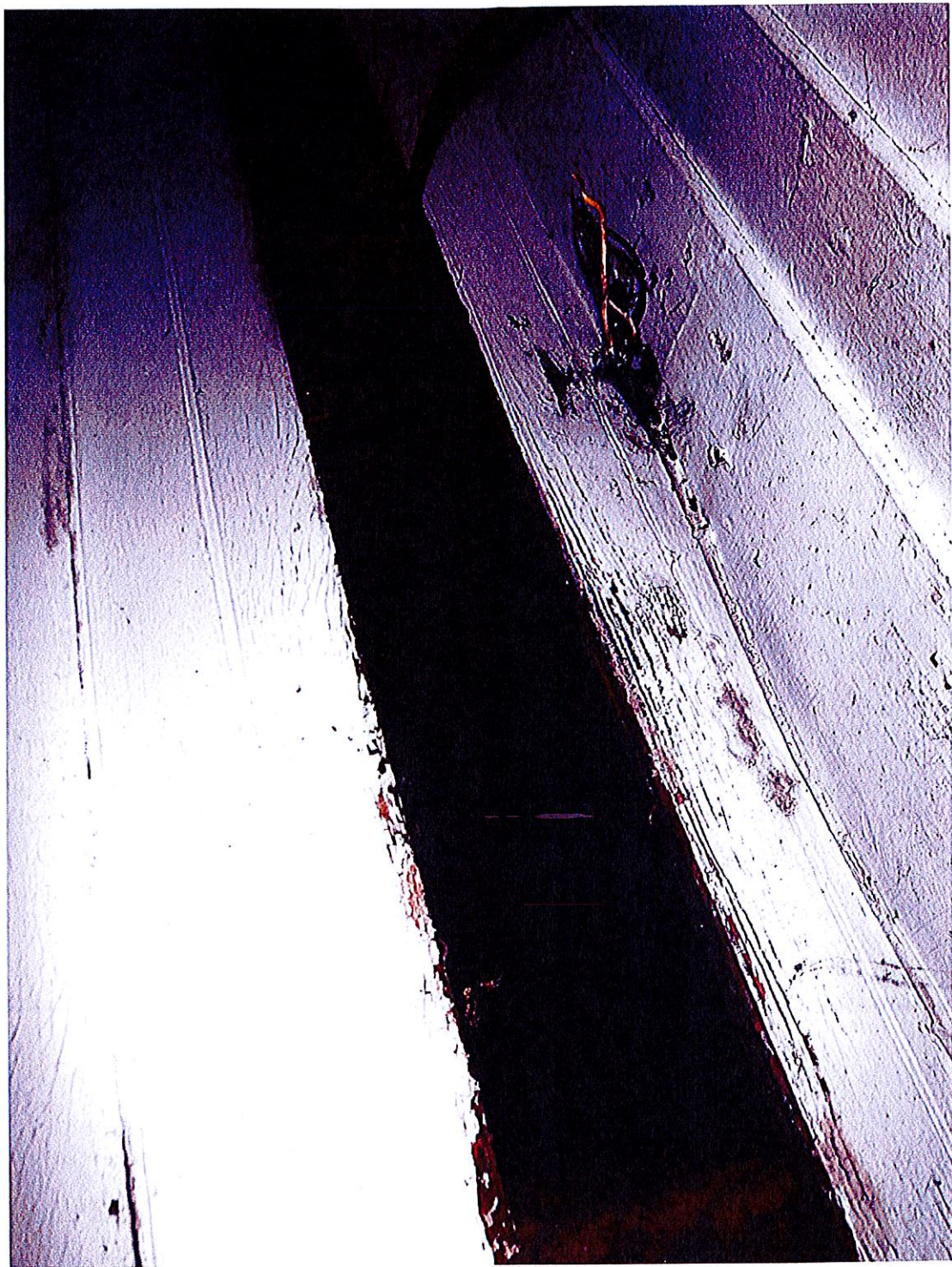


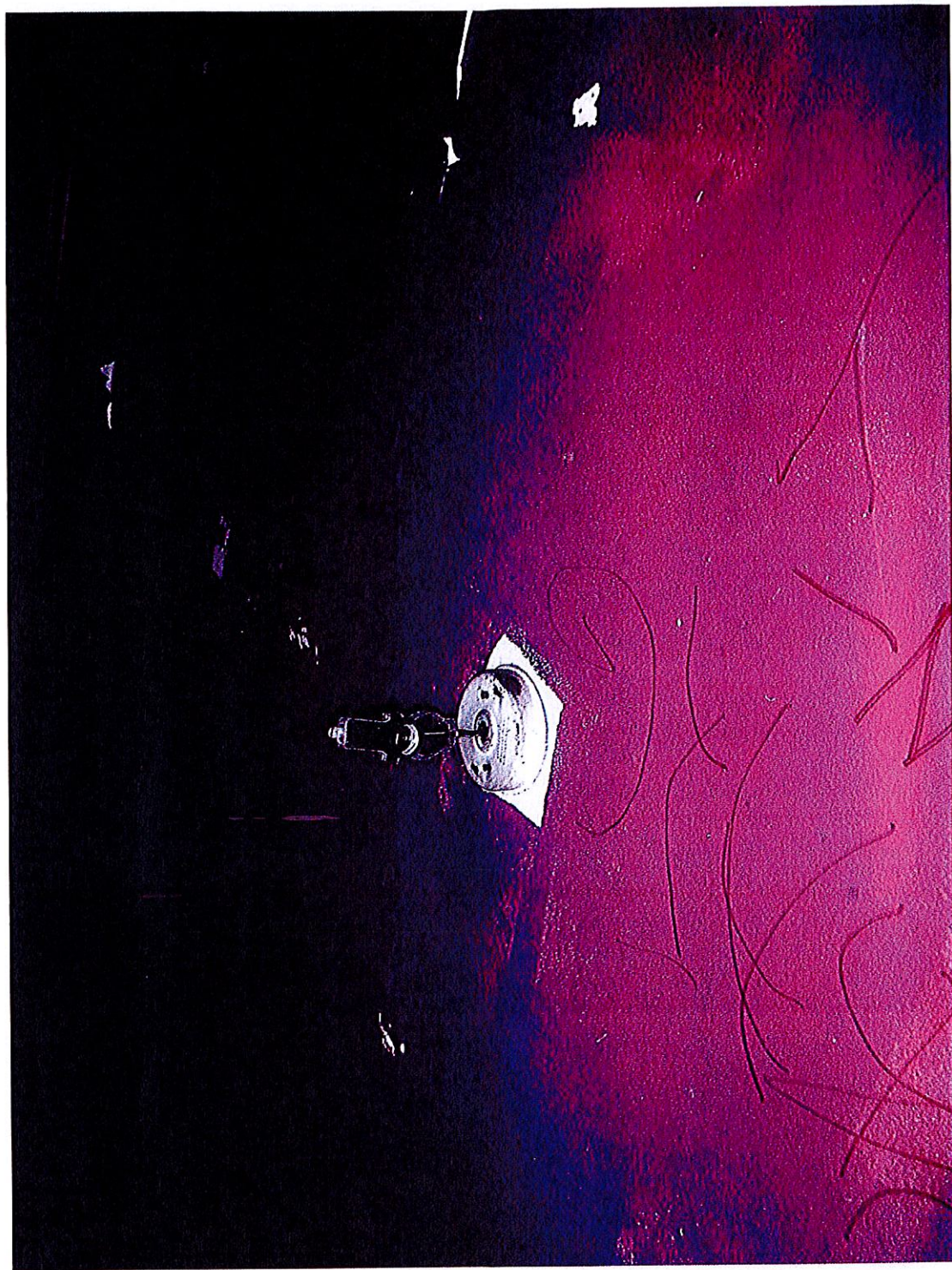








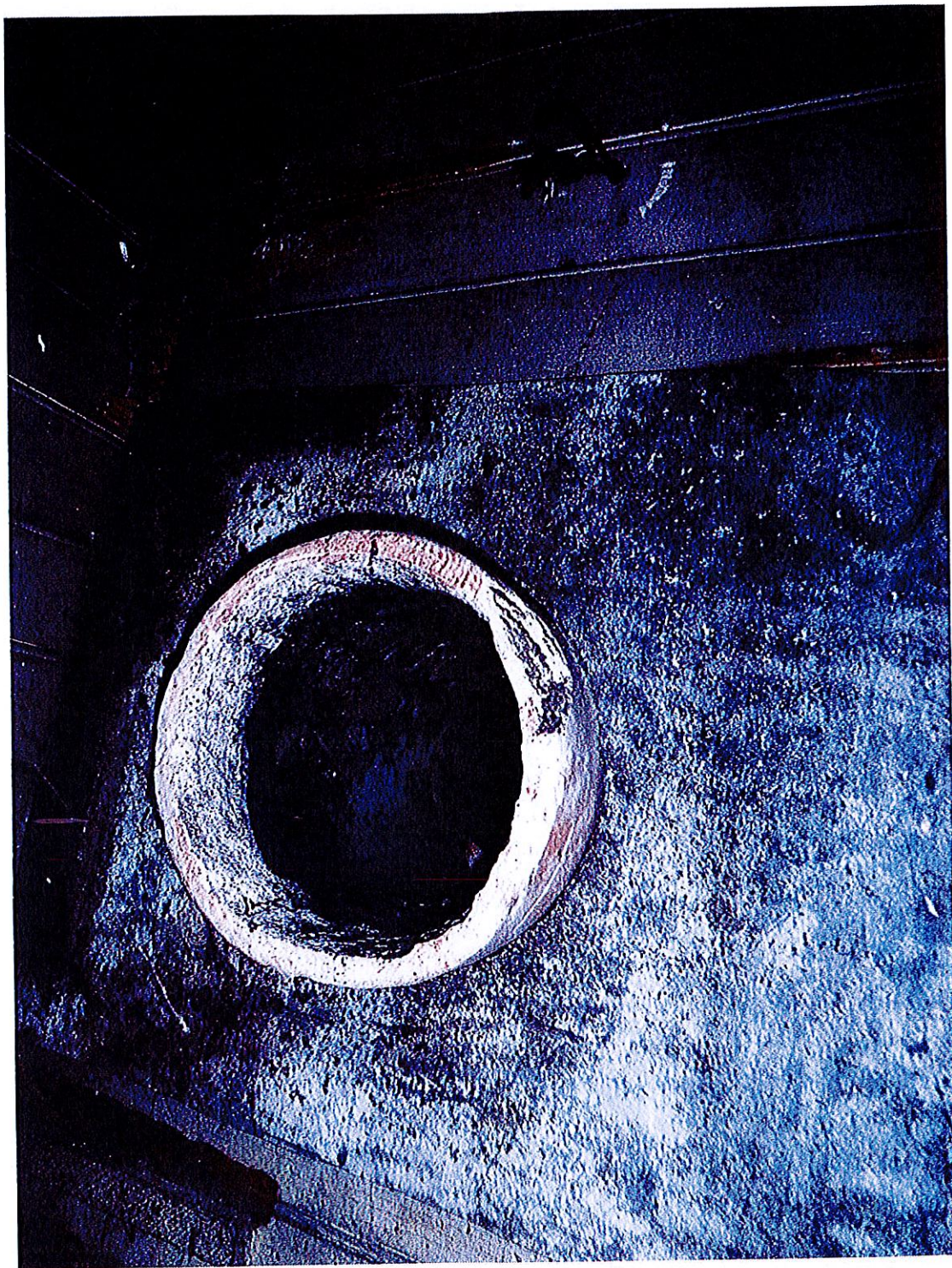














ATTACHMENT

C

BUILDING INSPECTION SUMMARY

107 North Grove Street
Lincolnton, NC 28092

Date: September 14, 2017

EXTERIOR ISSUES

- Exterior siding is showing decay from lack of maintenance. (same)
- Exterior wood used to seal the foundation wall has decayed. (worse)
- Front porch beam showing signs of stress, age, and deflection. (worse)
- Windows are damaged, broken glass, all of which are inoperable, and boarded up. (same)
- Exterior back steps decayed and the treads are missing. (same)
- Foundation vents are missing. (same)
- Foundation wall is crumbling in the rear of the structure. (worse)
- Interior brick piers are leaning. (same)
- The crawl space was boarded up (no access), however wooden props were visible, supporting a weak floor system in several locations. (open now)
- Facial boards on the exterior roof system are showing signs of rot/decay. (same)
- The tin roof, however stable at this time is in need of maintenance. Over-lapping joints are not lying flat, and most likely is not weather tight, especially around the chimney area. (same)
- Over grown weeds, trees and shrubbery around the structure, are creating obstruction for fire personnel if ever needed. (same)

INTERIOR

- Trash and debris are throughout every room, creating a fire hazard.
- Floor sheathing and finish flooring are weak in several locations, with some holes visible in the floor system.
- Overgrown vegetation from outside is penetrating the interior of the home.
- There are holes in the walls throughout.

- Fire places are sub-standard, and could not be used for venting gas or wood burning appliances.
- Although the windows are boarded up, there are still exterior openings in the walls, allowing rodents, and insects inside.
- Finish ceiling in kitchen area showing deflection greatly.
- Interior ceiling material coming loose from ceiling joist throughout, and lack of maintenance (paint)
- Signs of possible vagrancy in the past.

PLUMBING

- There were no usable plumbing facilities in said structure.
- Kitchen sink and cabinet were missing.
- No water heating source, electric or gas.
- The bathroom water closet (commode) was in disrepair.
- Exterior drain lines from the kitchen area are exposed outside and subject to freezing.
- Supply water lines to the kitchen area are disconnected, and subject to freeze if activated.
- The old cast iron stack vent outside is not secured.

MECHANICAL

- There was no mechanical system Heat Source to heat the rooms to 70 degrees F, at three foot above the floor.

ELECTRICAL (Not energized)

- The Main Service panel is missing, and service entrance cable is damaged. Did not see any home run circuits, meaning the house is pretty well void of electrical as far as having power restored.
- The Meter base is not secured to exterior wall, and a grounding electrode system is not in place.
- Lighting fixtures missing.
- Some exposed electrical wiring was noted.

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Other issues that come to mind are health and sanitation. The presence of mold and mildew are everywhere. It is my opinion that it would take much more than 50% of its tax value to restore the home.

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