

Board of Adjustment
Thursday, April 19th, 2012
7:00 PM
Hood Room, Matthews Town Hall

AGENDA

- I. CALL TO ORDER
- II. INVOCATION
- III. APPROVAL OF MIINUTES: January 5, 2012
- IV. VARIANCE REQUEST: Phat Hue Temple, 11502 Idlewilld Rd
- V. APPEAL: Reese Simon, 1326 Brittle Creek
- VI. ADJOURNMENT



**MINUTES
BOARD OF ADJUSTMENT
THURSDAY, JANUARY 5, 2012
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Vice Chairman Stephen Lee; Member Walter Monestere; Alternate Members Jim Mortimer and Cecil Sumners; Attorney Robert Blythe; Planner II Jay Camp; Zoning Technician/Deputy Town Clerk Lori Canapinno

ABSENT: Chairman Eric Welsh; Member Derek Morgan

CALL TO ORDER/INVOCATION

Vice Chairman Lee called the meeting to order at 7:00 pm and rendered the invocation.

APPROVAL OF THE MINUTES

Mr. Monestere made a motion to approve the minutes of the November 3, 2011 meeting. Mr. Sumners seconded and the motion was unanimously approved.

SWEARING IN

The following were sworn in: Jay Camp

CASE 2011-10: VARIANCE; 9715 East Independence Boulevard – signage for Captain D’s Restaurant

STAFF REPORT

Mr. Camp explained the variance request is for currently legal signage to remain in place after the property at 9715 East Independence Boulevard - the Captain D’s restaurant - is rezoned from Conditional to B-2(CD). The Town is working on an ongoing project to upgrade those properties zoned Conditional and replace that with a current zoning classification. This section of Windsor Square plaza is a sub-development with six parcels and six different owners. The Town contacted all six owners and has received approval from three so far. Mr. Camp is representing both staff and the property owner in this hearing.

A rezoning application cannot be approved if there are any outstanding zoning violations on the property. Under the old Conditional zoning there was no maximum sign area. In 1994 Captain D’s made a request and was approved for a 135 square foot sign. Under the proposed B-2 zoning the maximum sign area is 80 square feet, so there is an excess of 55 square feet for the existing sign. The sign is legal now – it is the rezoning action itself that triggered the need for the requested variance.

It is important to note that under the old Conditional zoning, any change in signage would require a rezoning action. This Board may wish to look at conditions for any motion, to essentially grandfather in the existing sign and require new signage to meet the 80 square foot maximum limit. He suggested stating that refacing the sign would be permissible but not new signage for Captain D's or signage for a different tenant. The intent would really be to allow the current tenant to keep what is currently in existence.

Mr. Mortimer asked if a rezoning action would be necessary if the tenant wanted to simply move the sign. Mr. Camp explained that would be predicated on how the Board formed its motion. It could allow minor shifting of placement due to remodeling or something of that nature. Attorney Blythe suggested another option that would grant the variance for the specific sign where it is currently located or with permissible changes as specified in the motion. Mr. Mortimer said he was afraid of unintended consequences. Mr. Camp explained that new corporate logos often trigger the need for a new sign face or minor remodeling may require a slight change in sign location.

Vice Chairman Lee asked if this request could be included as a condition in the rezoning to B-2(CD). Mr. Camp explained that conditions that go against the ordinance are not allowed. In this case the ordinance would allow only 80 square feet. Attorney Blythe noted that it is true that the intent of conditional zoning is generally to impose additional conditions to a specific site rather than loosen the conditions of the overall district.

Mr. Camp noted that these property owners are working with the Town to update the old zoning and have in good faith been allowing the Town to act on their behalf. He said if the Board chose to allow it, leaving them the flexibility to at least shift signs would be a good thing.

After reviewing aerial and street level imagery, Vice Chairman Lee noted that the sign is comprised of individual letters and that there's not really any other place for them to be moved. He said it seems like there is a low risk of future changes as long as the current tenant remains in that location.

DELIBERATION

Vice Chairman Lee said he understands the need to address potential future changes to the sign. He said he did not have a problem with allowing them to move the sign if necessary. It's not a box sign so it's not going to be easy to change anyway. Mr. Mortimer said he supported that point of view.

Mr. Mortimer made a motion to approve the variance request to maintain the existing signage on the Captain D's building at 9715 East Independence Boulevard after it is rezoned to B-2(CD), and to allow movement within the same elevation and and/or repair of the sign. Mr. Sumners seconded.

Vice Chairman Lee read the findings of fact. If the applicant complies with the provisions of the ordinance he can secure a reasonable return from or make reasonable use of his property. As stated, the variance allows the property to be converted to B-2 and retain the signs until such time as they are replaced with conforming signs, and also allows for some flexibility for the tenant to make some repairs and slight movement of the signs.

The hardship of which the applicant complains does result from unique circumstance related to the applicant's land. The property is proposed to be rezoned to a current zoning classification by action of the Town of Matthews along with other parcels in Windsor Square.

The hardship is not the result of the applicant's own actions. The sign is currently legal and was approved by the Town Board in the original Conditional zoning at Windsor Square.

The variance will be in harmony with the general purpose and intent of the ordinance and will preserve its spirit. The variance does not make any noticeable change to any other property owners or customers will allow the property owner to avoid incurring additional costs. It also prevents the nonconformity from being expanded at a later date.

The variance will secure the public safety and welfare and will do substantial justice. There is no known detriment to public safety or welfare. Future changes to signs or tenants will be made easier by the change in zoning and those future changes will be in keeping with Matthews' current zoning ordinance.

The motion to approve to approve the variance request to maintain the existing signage on the Captain D's building at 9715 East Independence Boulevard after it is rezoned to B-2(CD), and to allow movement within the same elevation and and/or repair of the sign was unanimously approved.

ADJOURNMENT

Mr. Mortimer made a motion to adjourn. Mr. Sumners seconded and the motion was unanimously approved. The meeting adjourned at 7:27 pm.

Respectfully submitted,

Lori Canapinno
Zoning Technician/Deputy Town Clerk

Matthews Board Of Adjustment

Case 2012-01

Type of Request: Variance

April 19, 2012

Summary of Request

The applicant seeks a variance to reduce the minimum landscape screening between an institutional use and a residentially zoned property

Background

The Phat Hue Temple is located on approximately 5 acres at 11502 Idlewild Rd. The temple congregation purchased two large single family lots and combined them to create the Temple campus. Two existing ranch homes as well as a new, 4,000 sq. ft. worship facility that began construction in 2008 make up the campus. Upon making a final inspection at the property earlier this year, County Zoning Inspector David Barley noted that required landscaping per the Town's Landscape Chapter in the Zoning Ordinance was missing. Specifically, a landscape screen was not installed along the northwestern property line with a single family occupied home. The area is heavily wooded, however, there is little screening at eye level as most of the forest in the area consists of large deciduous hardwood trees. Screening is required to provide a visual buffer at a height of 6' above ground level.

Due to the missing landscaping, Mecklenburg County has not issued a final C/O for the property thus power has not been established to the new building and it cannot be legally occupied. The owner requests a variance to the requirements of the Zoning Ordinance in lieu of planting new material. Should a variance not be granted, the Ordinance requires the evergreen portion of a screening buffer to be established among the existing vegetation in order to meet the minimum standards in the Ordinance. A landscape plan approved in 2007 showed landscape screening that was to be installed at this location.

Board of Adjustment Worksheet

Findings of Fact

This form can be used by the Matthews Board of Adjustment during deliberations on zoning variance cases to assist in developing required findings of fact to support approval for, or denial of, a variance request. Staff comments are provided here for each finding listed in the state statute. Board members may choose to use the information provided by staff, the applicant, other sworn testimony, and personal observations mentioned in the hearing in making their determinations on these findings.

1. If the applicant complies with the provisions of the ordinance he can/cannot secure a reasonable return from, or make reasonable use of, his property. (It is not sufficient that failure to grant a variance simply makes the property less valuable.)

The property owner must secure a variance or plant new screening material to obtain a C/O for the building

2. The hardship of which the applicant complains does/does not result from unique circumstance related to the applicant's land. (Hardship common to an entire group of properties resulting in overly restrictive regulations should be referred to the Planning Board. Unique personal or family hardships cannot be considered since a variance applies to, and runs with, the land.)

The area of woods in question is undisturbed and appears to remain mostly as it was prior to the construction of the new facility however the area does not contain much vegetation at eye level.

3. The hardship is/is not the result of the applicant's own actions.

The applicant does not appear to have removed any existing vegetation from this portion of the property

4. The variance will/will not be in harmony with the general purpose and intent of the ordinance and will/will not preserve its spirit. (Any variance granted should be the least possible deviation from the ordinance standards that will allow a reasonable use of the land without sustainability detracting from the character of the neighborhood.)

The variance seeks only to leave the existing wooded area as an undisturbed buffer between the properties.

5. The variance will/will not secure the public safety and welfare and will/will not do substantial justice. (Any decision on a variance request should consider that the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

Adding plant material would not create any harm to the existing mature vegetation and would be more in keeping with the intent of the Ordinance than not planting anything at all.

Photos Of The Area In Question



View of woods with adjacent home and storage shed in background



Photo taken from this location on property

Photos Of The Area In Question

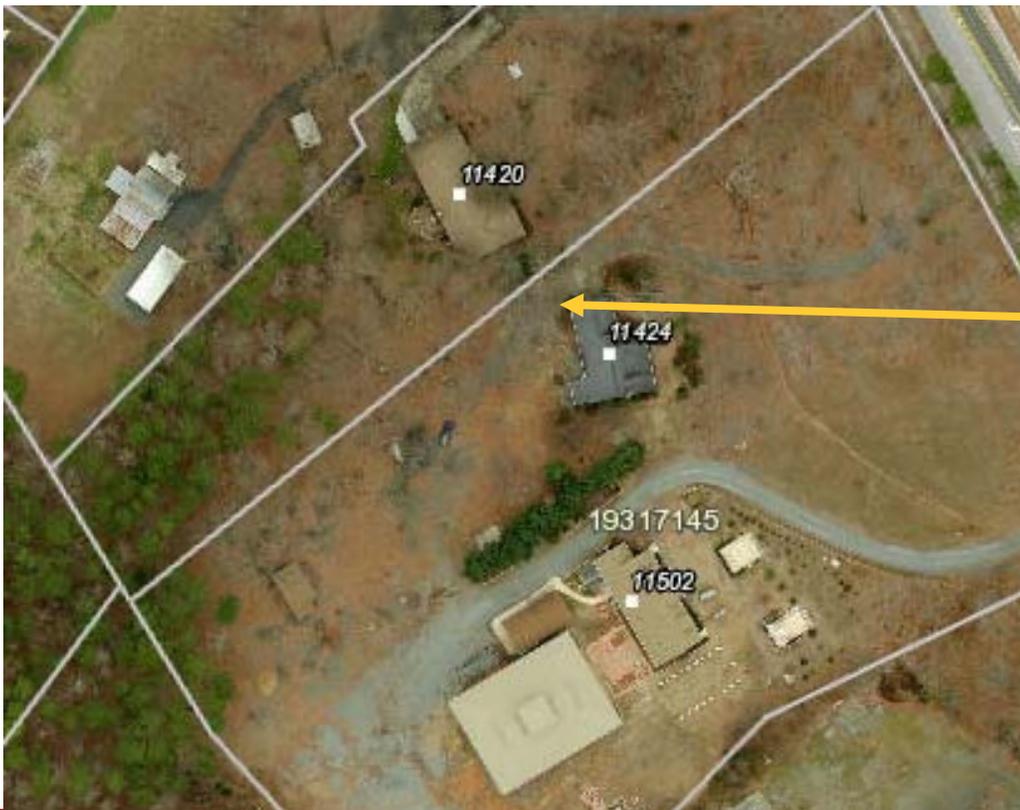


Photo taken from this location on property

Photos Of The Area In Question



Photo taken from this location on property

Area In Question



APPLICATION FOR A ZONING VARIANCE

DATE FILED 2/29/12

HEARING DATE 4/19/12 TIME 7pm

LOCATION: Hood Road, Matthews Town Hall, 232 Matthews Station Street, Matthews, NC 28105

To the Matthews Board of Adjustment:

I, DZUNG LE (print name), hereby petition the Board of Adjustment of the Town of Matthews for a VARIANCE from the literal provisions of the MATTHEWS ZONING ORDINANCE because I am prohibited from using the parcel of land described below in the following manner:

A required landscape screen has not been installed along north west property boundary. As a result, no C.O. has been issued for new building.

The property is located at 11502 IDLEWILD RD, MATTHEWS, N.C 28105 (address) and is shown on the Mecklenburg County tax map as parcel number(s) 19317145.

The section(s) of the Zoning Ordinance which affect this ruling is/are 153.075 (I) SCREENING

The present zoning of the property is R-15

(2) THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE AND PRESERVES ITS SPIRIT. (State facts and arguments to show that the variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.)

A generous buffer of trees exists between the subject and the adjacent homeowner

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

The owner cannot secure a CO without landscape plan approval

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

DZUNG LE

Print applicant name

704-321-9098

Telephone number of applicant

Telephone number of representative

Print representative's name

Date

Dzung Le

Signature of applicant

11502 IDLEWILD RD, MATTHEWS, NC 28105

Mailing address of applicant

Signature of representative

Mailing address of representative

Date

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. By law, the Board is required to reach three conclusions as a prerequisite to issuing a variance: (1) that there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance; (2) that the variance is in harmony with the general purposes and intent of the ordinance and preserves its spirit; and, (3) that in the granting of the variance the public safety and welfare have been assured and substantial justice has been done. In the spaces provided below, indicate the facts that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these three required conclusions. IT WILL BE YOUR RESPONSIBILITY TO PRESENT THESE FACTS BY SWORN TESTIMONY AND COMPETENT EVIDENCE.

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

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

Existing mature trees make the planting of new screening difficult

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

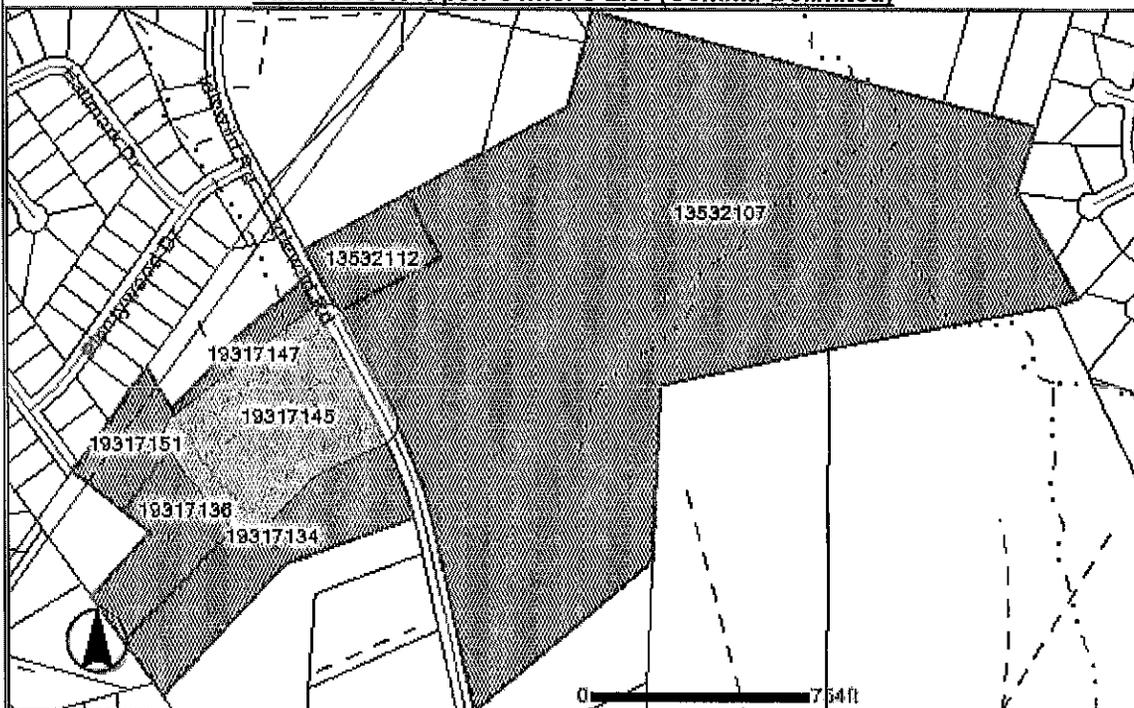
Large hardwood trees create a light barrier and make the planting of new evergreens difficult

- (c) The hardship is not the result of the applicant's own actions.

The applicant has preserve all existing trees in buffer area

Mecklenburg County, NC POLARIS
Property Ownership Land Records Information System
Adjoining Owner's Report
Buffer Distance: 75 Feet
3/30/2012 2:36:55 PM

[Click Here to Open Owner's List \(Comma-Delimited\)](#)



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

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
13532107	EDUCATION CHARLOTTE MECKLENBURG BOARD OF	PO BOX 30035	CHARLOTTE	NC	28230	NA	10747	072	64.306 AC
13532112	BRUCE DEAN ROWELL AND REBECCA S ROWELL	11415 IDLEWILD RD	MATTHEWS	NC	28105	NA	03831	841	2.5 SMAC
19317134	CHURCH JOY CHRISTIAN FELLOWSHIP	11516 IDLEWILD RD	MATTHEWS	NC	28105	NA	08988	728	7.05 AC
19317136	CHURCH JOY CHRISTIAN FELLOWSHIP	11516 IDLEWILD RD	MATTHEWS	NC	28105	M29-271	14758	528	3.739 SMAC
19317145	HUE CONGREGATION, INC AMERICAN BUDDHIST PHAT	11502 IDLEWILD RD	MATTHEWS	NC	28105	NA	18533	590	4.97 SMAC
19317147	CHERYL S WILBER AND TOMMY G WILBER (H/W)	11420 IDLEWILD RD	MATTHEWS	NC	28105	NA	11541	249	1.969 SMAC
19317151	BOBBY G LASSITER AND FESSIE R LASSITER	11413 GLADEWATER DR	MATTHEWS	NC	28105	M29-271	09729	232	2 SMAC

Matthews Board Of Adjustment

Case 2012-02

Type of Request: Appeal

April 19, 2012

Summary of Request

The applicant is appealing a Notice of Violation

Background

The owner of the home at 1326 Brittle Creek (parcel 227-292-32), Reese Simon, operates Simons Lawn Care and regularly parks a lawn truck at his residence. On February 7, 2012, Code Enforcement Officer Carlo McKoy issued a Notice of Violation based on an inspection of the property. The Notice of Violation is based on the Town of Matthews requirements for vehicles used in conjunction with home occupations at Section 153.166. More specifically, the code states that "vehicles used primarily as passenger vehicles only will be permitted in connection with the conduct of the customary home occupation."

Home occupations are allowed in Matthews although specific prohibitions are made regarding outside storage, noise, and other circumstances that could potentially detract from other residents peaceful enjoyment of their homes.

It is the opinion of Matthews staff that the vehicle in question, a Mitsubishi flatbed box truck, would not be considered a vehicle used primarily as a passenger vehicle due to its size, scale and intended use. By passenger vehicle, the code implies that the primary use of the vehicle is to transport persons to and from daily activities, not to transport goods and services in conjunction with a business. In this case, the lawn truck in question is clearly designed with the primary goal of transporting lawn equipment to different work sites.

Although the appellant may occasionally use the vehicle for personal use as stated in the appeal, the Ordinance clearly states that its primary use must be as a passenger vehicle. As an example, a home based business owner who drives a pickup truck with graphics on it would be allowed to keep it at the property because its primarily role and intended design is that of a passenger vehicle.

Mr. Simon can continue to operate a home based business from his home, but according to the Matthews Zoning Code, the above mentioned truck should not be allowed to be stored at the home in conjunction with the business.

BOARD OF ADJUSTMENT
FINDINGS OF FACT AND CONCLUSIONS

The Board of Adjustment may wish to use the following questions to develop its understanding of the case:

- 1 What is the current staff interpretation of this section?
- 2 Can this staff interpretation be consistently applied to different locations?
- 3 Does this staff interpretation cause undue hardship to most, or all, applicable locations?
- 4 Can this interpretation be amended through a zoning text amendment if the Town Board of Commissioners decides one is necessary?
- 5 Is the current staff determination difficult to understand?
- 6 Is there any information available to assist in determining the Town Board of Commissioners' reasons for the subject regulation?
- 7 What is a common understanding or definition of a passenger vehicle?

Subject Vehicle



Google Street View



153.166 CUSTOMARY HOME OCCUPATIONS.

Customary home occupations may be established in a dwelling in single-family or multi-family residential districts, the R-MH district, or office districts. In office districts, these uses are subject to all requirements of that district.

(A) The home occupation must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling.

(B) Use of the dwelling for this purpose must be limited to 25% of one floor of the principal building or 50% of one floor of an accessory building.

(C) No outside storage may be used in connection with the home occupation.

(D) Machinery that causes noises or other interference in radio or television reception is prohibited. Additionally, no equipment or process shall be employed that will cause noise, vibration, odor, glare, or electrical or communication interference detectable to the normal senses off the lot, in the case of detached dwelling units, or outside the dwelling unit, in the case of attached dwelling units.

(E) Internal or external alterations inconsistent with the residential use of the building will not be permitted.

(F) Only residents of the dwelling may be engaged in the home occupation.

(G) No display of products may be visible from the street.

(H) Permitted customary home occupations include, but are not limited to: home based businesses such as offices for professionals such as architects, brokers, counselors, clergy, dentists, doctors, cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, landscape design, surveyors, cleaning services, alterations, certified massage therapists, travel agents, telecommuting, gift baskets, flower arrangements, home craft businesses (such as artists, quilters, sculptors, musicians, weavers, jewelry making, photographers), instructional services (such as teaching music, dance, art, yoga, tutoring) and other similar uses.

(I) Vehicles used primarily as passenger vehicles only will be permitted in connection with the conduct of the customary home occupation.

(J) Services provided for any of the permitted home occupations must be limited to no more than two clients at a time. In the event of a time overlap between scheduled appointments, additional clients may be permitted on the premises.

(K) Prohibited customary home occupations include, but are not limited to: caterers, food vendors, equipment and vehicle repair shops, appliance repair shops, small mechanical repair shops, barber shops, beauty shops, kennels, commercial bakeries, veterinarian clinics, funeral homes, cabinetry making, welding, trucking, adult oriented businesses, warehousing, on-site vehicular sales, and other similar uses.



232 Matthews Station Street
Matthews, NC 28105
704.847.4411

**APPEAL FROM ACTION OF ZONING ADMINISTRATOR AND/OR PETITION FOR AN INTERPRETATION
OF THE ZONING ORDINANCE**

DATE FILED March 8, 2012

HEARING DATE April 19, 2012 TIME 7 p.m.

LOCATION: Hood Room, Matthews Town Hall, 232 Matthews Station Street, Matthews, North Carolina 28105

To the Matthews Board of Adjustment:

I, Reece Simon (print name)

hereby appeal to the Board of Adjustment the following adverse decision of the Zoning Administrator with respect to the hereinafter described property:

Property located at 1326 Brittle Creek Dr., Matthews, NC 28105 (address)

and shown on the Mecklenburg County tax map as parcel number(s) 227-292-32

The section(s) of the Zoning Ordinance which affect this ruling is/are 153.054 and 153.166

The present zoning of the property is Residential

APPEAL FROM AN ACTION OF ZONING ADMINISTRATOR AND/OR PETITION FOR AN INTERPRETATION OF THE ZONING ORDINANCE, PAGE 2

If this is an appeal request, the document* which prompted this application is

- Notice of Zoning Violation
- Revocation of Permit
- Building/sign Permit marked DENIED
- Other (describe) _____

* Attach a copy of the document to this application.

STATEMENT BY APPELLANT: State your interpretation of the Ordinance provision in question and the reason(s) you have for believing that your interpretation is correct. Attach additional documents or explanation as necessary.

The Notice of Zoning Violation indicates that appellant has violated Section 153.054 by parking a commercial truck in a single-family residentially zoned district. Section 153.054 does not prohibit such activity.

The Notice of Zoning Violation indicates that appellant has violated Section 153.166. Appellant contends that parking his vehicle in his driveway is not a violation of Section 153.166 and contends that the Town's Staff has applied Section 153.166 arbitrarily.

Finally, appellant uses the truck as a passenger vehicle and, therefore, has not violated Section 153.166.

I certify that all of the information presented by me in this appeal, including attachments, is accurate to the best of my knowledge, information and belief.

Reece Simon

 Appellant name (print)
 704-906-1292

 Appellant telephone number
 Kimberly A. Gossage

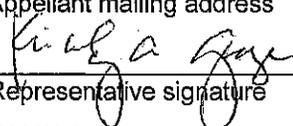
 Representative name (print)
 704-841-0661

 Representative telephone number
 March 8, 2012

 Date



 Appellant signature
 1326 Brittle Creek Dr., Matthews, NC 28105

 Appellant mailing address


 Representative signature
 500 W. John Street, Matthews, NC 28105

 Representative mailing address
 March 8, 2012

 Date

February 7, 2012

Reece Simon
1326 Brittle Creek Dr
Matthews, NC 28105

RE: NOTICE OF ZONING VIOLATION
1326 Brittle Creek Dr. - Tax Parcel 227-292-32

Dear Mr. Simon,

During an inspection of the above-referenced property, Town Staff observed a commercial lawn truck parked in the driveway of your property. Parking of commercial vehicle is a violation of the Town of Matthews Ordinance 153.054 (A, B, C, D) and 153.166 (C,I).

153.054(A,B,C,D) – Single-Family Residential District: Parking a commercial truck or other heavy equipment in a single-family residentially zoned district is not a use permitted by right.

Section 153.166 – CUSTOMARY HOME OCCUPATION

Customary home occupations may be established in a dwelling in single-family residential districts after the owner or occupant obtains a Change of Use Permit is required from Mecklenburg County and a Town of Matthews Privilege License. *704 432 4200*

- (A) The home occupation must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling.
- (C) No outside storage may be used in connection with the home occupation
- (D) Machinery that causes noise and other interference in radio or television reception is prohibited. Additionally, no equipment or process shall be employed that will cause noise, vibration, odor, glare, or electrical or communication interference detectable to the normal senses off the lot, in the case of detached dwelling units, or outside the dwelling unit, in the case of attached dwelling units.
- (K) Prohibited customary home occupations include, but are not limited to: equipment and vehicle repair shops, small mechanical repair shops, warehousing or on-site vehicular sales, and other similar uses.
- (I) Only vehicles used primarily as passenger vehicles will be permitted in connection with the conduct of the customary home occupation.

The Town of Matthews requires you to remove all commercial vehicles from the property within 30 days of this notice,

If these violations are not corrected, the Town of Matthews can issue a citation with fines up to \$500 per day.

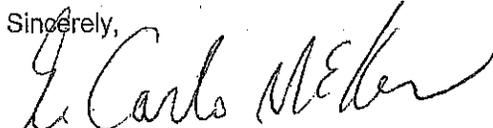
You may request an appeal before the Zoning Board of Adjustment if you submit a written completed application of appeal within 30 days of this Notice of Violation.



232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Your prompt response to this matter is appreciated and will prevent any further action by the Town of Matthews. If you have any questions, please do not hesitate to contact me in person, via phone at 704-847-4411, extension 234, or via email at cmckoy@matthewsnc.com.

Sincerely,



Carlo McKoy
Code Enforcement Officer



Google earth

feet
meters



**Attachment to Appeal of Notice of Zoning Violation
Filed by Reece Simon
March 8, 2012**

Adjacent property owners:

Wilson & Karen Burdorff
1321 Brittle Creek Dr.
Matthews, NC 28105
Parcel ID number 227-292-40
704-845-5453

Stephen & Kate Winters
1318 Brittle Creek Dr.
Matthews, NC 28105
Parcel ID number 22729233
704-708-6207

Mike & Cathy Metz
1334 Brittle Creek Dr.
Matthews, NC 28105
Parcel ID number 22729231
704-846-2595

Troy & Jennifer Matzke
300 Minden Ln.
Matthews, NC 28105
Parcel ID number 22729228
704-814-0654

* Staff corrected list of adjacent owners

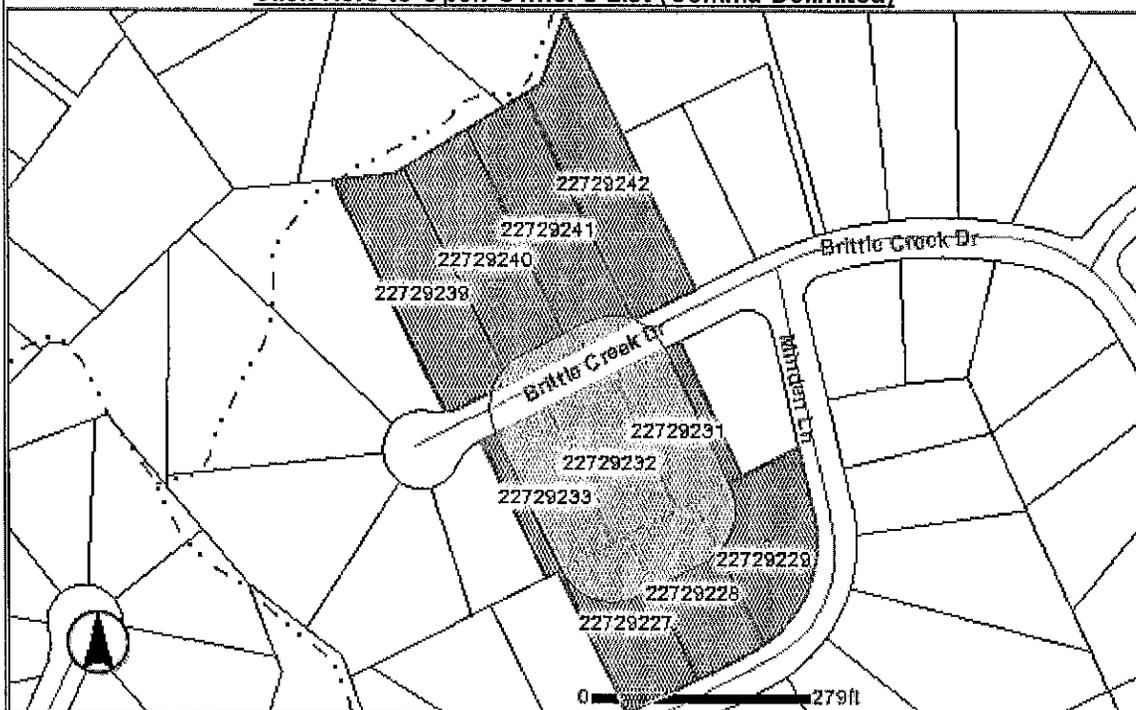
Mecklenburg County, NC POLARIS
Property Ownership Land Records Information System

Adjoining Owner's Report

Buffer Distance: 75 Feet

4/5/2012 9:55:45 AM

[Click Here to Open Owner's List \(Comma-Delimited\)](#)



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

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
22729227	SAMUEL P III HAWES AND LORENE D HAWES	308 MINDEN LN	MATTHEWS	NC	28105	L27M20-718 308 MINDEN LN	06167	350	1 LT
22729228	TROY MATZKE AND JENNIFER MATZKE	300 MINDEN LN	MATTHEWS	NC	28105	L28 M20-718	13487	902	1 LT
22729229	ASHWIN B PATEL AND BHARATI A PATEL	238 MINDEN LN	MATTHEWS	NC	28105	L29M20-718 238 MINDEN LN	05078	875	1 LT
22729231	MICHAEL E METZ AND CATHERINE L METZ (H/W)	1334 BRITTLE CREEK DR	MATTHEWS	NC	28105	L31 M20-604	12819	403	1 LT
22729232	REECE JOSEPH SIMON AND ANN D SIMON	1326 BRITTLE CREEK DR	MATTHEWS	NC	28105	L32 M20-604	08279	912	1 LT
22729233	STEPHEN M WINTERS AND KATHERINE L DUNLEVY	1318 BRITTLE CREEK DR	MATTHEWS	NC	28105	L33M20-604	17583	499	1 LT
22729239	ROBERT M JR AUSTELL AND HEATHER B AUSTELL	1315 BRITTLE CREEK DR	MATTHEWS	NC	28105	L39 M20-604	13472	845	1 LT
22729240	E WILSON BURDORFF AND KAREN F BURDORFF	1321 BRITTLE CREEK DR	MATTHEWS	NC	28105	L40M20-604 1321 BRITTLE CREEK	05965	465	1 LT