

## Public Records Request #2218

The following materials have been gathered in response to public records request #2218. These materials include:

- Nuisance and Housing Code Cases – March 16, 2019 to March 23, 2019

This information was provided as a response to a public records request on 3/29/19 and is current to that date. There is a possibility of more current information and/or documents related to the stated subject matter.

### Further Information

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For further information about this request or the Citywide Records Program, please contact:

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3/20/2019	Zoning	Compliant	Open	20190014489	10923313	7509 LATCHINGTON CT	CHARLOTTE	28227	SENT NOTICE REF LARGE COMMERCIAL VEHICLES IN RESIDENTIALLY ZONED DISTRICT. MEDIUM COMMERCIAL VEH PARKED IN BACK YARD AND NOT DRIVEWAY. STORAGE OF COMMERCIAL MATERIALS AND EQUIPMENT, AND AUTO REPAIR. ALSO NO CUSTOMARY HOME OCCUPATION. SPOKE WITH OWNER ON SCENE NARRAS SAN MARTIN 704-669-9799	Justin Privette			2.201. Definitions. Commercial vehicles. Large - Any vehicle designed or used for business purposes that has a GVWR of 13,000 pounds or more. Large vehicles also include commercial vehicles with a GVWR of less than 13,000 pounds if the height of the vehicle exceeds 9.5 feet (including any installed accessories such as ladder racks, cranes, compressors, hose reels, welders, etc.) or the length of the cargo area/work platform exceeds 14 feet (not i
													2.201. Definitions. Commercial vehicles. Medium - Any vehicle designed or used for business purposes that has a GVWR of less than 13,000 pounds and does not exceed 9.5 feet in height (including any installed accessories such as ladder racks, cranes, compressors, hose reels, welders, etc.) Cargo area/work platform shall not exceed 14 feet in length (not to include step bumpers less than 18 inches in length).
													9.202. Uses permitted by right. - The following uses are permitted by right in the R-3, R-4, R-6, R-8 and R-8 districts, provided that they meet all requirements of the code and all other requirements established in these regulations: (1) Dwellings, attached (duplex, triplex or quadruplex only (R-8 only)); (2) Dwellings, detached; (3) (R-8 only) Dwellings, duplex, triplex or quadruplex; (4) Farms, including retail sale of produce grown on the pr
													9.203. - Uses permitted under prescribed conditions. 9.204. Permitted accessory uses and structures. (3) Customary home occupations, subject to the regulations of Section 12.408.
													12.218 (1) (b) Commercial vehicle parking in residential areas. (1) All residential districts. 12.218 (1) (c) Commercial vehicle parking in residential areas.
													12.408 (1) Customary home occupations. Hours of operation for deliveries, clients, and operation of mechanical or electrical equipment shall be limited to 7:00 am to 8:00 pm.
													12.408. (1) Customary home occupations. 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. 12.408. (2) Customary home occupations. Use of the dwelling for all customary home occupations must be limited to 25 percent of the total floor area of the principal building, or 500 square feet, whichever is less. 12.408. (3) Customary home occupations. No accessory building or outside storage may be used in connection with the home occupation. 12.408. (4) Customary home occupations. No chemical, mechanical, electrical, construction, paint, landscaping, equipment and materials/supplies that are not normally a part of domestic or household equipment may be used or stored, with two exceptions: (a) Medical, dental, and office equipment used for professional purposes may be used (b) A single trailer with a cargo area/work platform shall not exceed a length of 14' (not including step bump
													12.408. (5) Customary home occupations. Machinery that causes noise or other interference in radio or television reception is prohibited. 12.408. (6) Customary home occupations. No internal or external alterations inconsistent with the residential use of the building shall be permitted. There shall be no evidence on the exterior of the premises or visible from the exterior of the premises that the property is used in any way other than for a dwelling. 12.408. (7) Customary home occupations. Only residents of the dwelling may be engaged in work activities at the residence. If the customary home occupation has other employees, those employees may not come to the residence for work purposes, including pick-up of materials, vehicles, assignments, or similar purposes. 12.408. (10) Customary home occupations. Vehicles used in connection with the conduct of the customary home occupation shall comply with the requirements of Section 12.218 Commercial vehicle parking in residential areas.
													12.408. (11) Customary home occupations. No detached signs or wall signs shall be permitted for the customary home occupation. 12.408. (12) Customary home occupations. Clients or business related visitors shall be by appointment only. 12.408. Customary home occupations. (8) No display of products may be visible from the street and only articles made on the premises may be sold on the premises. 12.408. Customary home occupations. (9) The number of vehicles used by clients, patrons, or business related visitors to any home occupation shall be limited to two at any given time.
3/20/2019	Nuisance Zoning	Compliant	Closed	20190014480	04519104	2529 ONEIDA RD	CHARLOTTE	28269	INSPECTOR CLEANED UP SENT NOTICE REF AUTO REPAIR AND UNTAGGED VEHs. SPOKE WITH RESIDENT ON SCENE ABOUT VIOLATION. JENNIFER PRINCE 704-499-0891. SHE ADVISED THAT THEY DID WORK ON FRIENDS CARS AND THAT ONE OF THE UNTAGGED VEHs THAT WAS THERE DID NOT BELONG TO THEM. SPOKE WITH COMPLAINTANT NEXT DOOR ALSO WHILE HE WAS THERE. CALLED AND SPOKE TO OWNER ALSO 704-699-1727 AND HE GAVE ME GOOD MAILING ADDRESS FOR HIM. (ADDED TO CONTACTS)	Brian McGinnis Justin Privette	3/21/2019	Compliance - Cleaned Up	10-136 - Neglect of a Premise 9.202. Uses permitted by right. - The following uses are permitted by right in the R-3, R-4, R-6, R-8 and R-8 districts, provided that they meet all requirements of the code and all other requirements established in these regulations: (1) Dwellings, attached (duplex, triplex or quadruplex only (R-8 only)); (2) Dwellings, detached; (3) (R-8 only) Dwellings, duplex, triplex or quadruplex; (4) Farms, including retail sale of produce grown on the pr
													9.203. - Uses permitted under prescribed conditions. 9.204. Permitted accessory uses and structures. 9.204. Permitted accessory uses and structures. (10) Motor vehicles: (a) Unlicensed (1) No more than two (2) motor vehicles that do not have a current, valid license plate and are not fully enclosed in a permanent structure shall be permitted outside on any premises, provided such vehicles are registered to the occupant of the premises or immediate family member of the occupant as the record title owner of the vehicle. (2) No unlicensed motor ve
3/20/2019	Nuisance	Complaint	Open	20190014493	07819106	1720 W TRADE ST	CHARLOTTE	28216	Neglect of property violation-repeat offender	John Jones			10-136 - Neglect of a Premise
3/20/2019	Nuisance	Complaint	Open	20190014494	22146149	11115 VISTA HAVEN DR	CHARLOTTE	28226	Tagged silver BMW as abandoned in street	Nel Barnette			10-165 (a) - Abandoned vehicles 10-165 (b) - Abandoned vehicles
3/21/2019	Zoning	Compliant	Open	20190014496	09309119	1400 E 35TH ST	CHARLOTTE	28205	SENT NOTICE ABOUT UNTAGGED CARS. SPOKE WITH TENANT AT 1402. THIS ADDRESS IS A QUADRIplex. SHE OWNS THE CARS AND WILL ADDRESS THE ISSUE	Chip O'Keef			9.204. Permitted accessory uses and structures. (10) Motor vehicles: (a) Unlicensed (1) No more than two (2) motor vehicles that do not have a current, valid license plate and are not fully enclosed in a permanent structure shall be permitted outside on any premises, provided such vehicles are registered to the occupant of the premises or immediate family member of the occupant as the record title owner of the vehicle. (2) No unlicensed motor ve
3/21/2019	Nuisance Zoning	Compliant	Open	20190014501	05529201	7228 TUCKASEEGEE RD	CHARLOTTE	28214	ROLLOUTS LEFT AT THE CURB	Adam Lockier			10-115 (a) - Placing or removing items from Curbside
3/21/2019	Nuisance Zoning	Field Observation	Open	20190014502	11103105	10101 ROBINSON CHURCH RD	CHARLOTTE	28215	SENT NOTICE REF LARGE COMMERCIAL VEHICLE PARKED IN RESIDENTIALLY ZONED DISTRICT	Justin Privette			2.201. Definitions. Commercial vehicles. Large - Any vehicle designed or used for business purposes that has a GVWR of 13,000 pounds or more. Large vehicles also include commercial vehicles with a GVWR of less than 13,000 pounds if the height of the vehicle exceeds 9.5 feet (including any installed accessories such as ladder racks, cranes, compressors, hose reels, welders, etc.) or the length of the cargo area/work platform exceeds 14 feet (not i
													12.218 (1) (c) Commercial vehicle parking in residential areas.
3/21/2019	Nuisance	Field Observation	Open	20190014504	04528105	4500 STATESVILLE RD	CHARLOTTE	28269	SIGNAGE IN PUBLIC RIGHT OF WAY	Brian McGinnis			10-141 - Signs within Public Rights-of-Way and on public property
3/21/2019	Nuisance	Field Observation	Open	20190014506	04528105	4506 STATESVILLE RD	CHARLOTTE	28269	SIGNAGE IN PUBLIC RIGHT OF WAY	Brian McGinnis			10-141 - Signs within Public Rights-of-Way and on public property
3/21/2019	Zoning	Field Observation	Open	20190014509	15701115	114 ORANGE ST	CHARLOTTE	28205	SENT NOTICE ABOUT DEVELOPMENT TOO LARGE	Chip O'Keef			13.108. Signs not requiring a permit. (8) Real estate signs other than temporary planned development signs, provided: (a) Signs advertising individual single family lots and duplexes under 3 acres in size or individual units within attached housing shall not exceed 6 square feet. Rider signs not exceeding a total of 2 square feet in sign face area shall be permitted in addition to the 6 square feet; (b) Signs advertising all other uses shall not be erected with
3/21/2019	Zoning	Field Observation	Open	20190014511	19901105	13902 S TRYON ST	CHARLOTTE	28278	New large banner on property- previous issues getting compliance with owner of the property as well as tenant. Will start this case with owner of the business.	Marcelo Anselmo			13.105. Prohibited signs. (3) Portable signs. 13.106. Signs not requiring a permit. (12) Temporary banners in non-residential districts, provided: (a) Only one banner per establishment shall be allowed at a time. (b) All banners shall be attached in total to a building wall or permanent canopy extending from a building; (c) No paper banners shall be allowed; (d) Banners shall be erected for a period not to exceed 2 weeks; (e) No more than 6 such signs per establishment shall be erected with
3/21/2019	Housing	Field Observation	Open	20190014515	05545106	9105 SPYGLASS PL #A	CHARLOTTE	28214		Mabeline Rodriguez			All fixtures shall be operable Areas damaged/missing/loose Cabinets/counter damaged Carbon monoxide detector missing damaged/inoperable Ceiling covering missing Debris inside dwelling Door casing/lamb damaged/missing Finish material is loose Finish material is missing Moisture stains/damaged Reciprocate cover(s) damaged/missing Shower area floor/wall not water tight Shower head damaged/missing Smoke detector inoperable/missing Toilet damaged/inoperable/missing













12.106. Uses and structures prohibited and allowed in required setbacks and yards. (2) (a) No accessory structures, including architectural features, as cited in five (5) below, shall be located within any setback or side yard required of these regulations, or located within three (3) feet of a lot line in the established rear yard. No accessory structure shall be located within any established setback in any residential district, except as otherwise

3/22/2019	Nuisance	Complaint	Open	20190014926	14521618	4033 BROADVIEW DR	CHARLOTTE	28217	Spoke with owner about the violation and explained process. Owners did admit that they have been cleaning out their shed and will have it cleaned up by reinspection date.	Christopher Lominick			10-136 - Neglect of a Premise
3/22/2019	Nuisance	Complaint	Closed	20190014927	08110814	808 E 20TH ST	CHARLOTTE	28205	Bench removed by inspector	Neil Barnette	3/26/2019	Compliance - Cleaned Up	10-115 (a) - Placing or removing items from Curbside
3/22/2019	Nuisance	Complaint	Open	20190014928	08110815	804 E 20TH ST	CHARLOTTE	28205	Rollout and bulky items at curb before scheduled time	Neil Barnette			10-115 (a) - Placing or removing items from Curbside
3/22/2019	Nuisance	Complaint	Open	20190014929	04525429	3400 PINE MEADOW DR	CHARLOTTE	28289	LEFT DOOR HANGER. SENDING NOTICE OF VIOLATION FOR NEGLECT	Brian McGinnis			10-136 - Neglect of a Premise
3/22/2019	Nuisance	Complaint	Open	20190014930	07701536	2024 GILBERT ST	CHARLOTTE	28216	TAGGED 3 VEHICLES NEAR THIS ADDRESS AS ABANDONED. NO SATURN VEHICLE AT THIS LOCATION. ONE VEHICLE PARKED CORRECTLY ON SIDE OF HOME.	Brian McGinnis			10-165 (a) - Abandoned vehicles
3/22/2019	Nuisance	Complaint	Open	20190014932	09918911	4117 UPPERGATE LN	CHARLOTTE	28215	Neglect of property	Jason Haynes			10-136 - Neglect of a Premise