



## CHARLOTTE FIRE DEPARTMENT

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*The City of Charlotte Fire Department preserves life and property through rapid emergency response, code enforcement, education, and planning.*

06/06/2019

Juan Powell  
TCB Noda Mills LLC  
1003 K Street NW, Suite 700  
Washington, DC 20001  
(202) 552-2513  
ephillips@tcbinc.org

Dear Mr. Powell,

I am writing this on behalf of Tracy Haynie of Trinity Partners. It is regarding a vacant structure at 401 E. 36<sup>th</sup> St.

My first encounter with this property was when I performed a vacant building inspection in August of 2018. At the time of that inspection I noted that the building appeared to be in rough shape and was apparently in disrepair. Using Google Earth, I found that the roof on the parking lot side of the building has not only a hole in it but appears to have suffered structural collapse at that location.

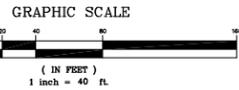
In November of last year, I responded to the property at the request of the Captain on the engine company whose response area this is. They had run a call in the area and in the process of doing that discovered that the buildings stairwell had apparently been removed or deteriorated. In addition, the Captain reported seeing structural collapse of the interior. When I went out and inspected it myself I could see through one of the rear windows which appeared to be the second floor (street level) had partially collapsed into the basement. I did not enter the structure at that time but in accordance with our protocol and at the request of the Captain placarded the building as being unsafe.

A previous inspector had noted the same structural failures as I observed in August of 2017.

If you have any questions or need clarification please don't hesitate to contact me. Thank you.

Sincerely,

Fire Inspector Marc Oddo  
(704) 564-6897  
[Marc.Oddo@CharlotteNC.Gov](mailto:Marc.Oddo@CharlotteNC.Gov)



**LEGAL DESCRIPTION:**

(Per First American Title Insurance Company Commitment No. NC3-95162-PJT)  
The Land referred to herein below is situated in the County of Mecklenburg, State of North Carolina, and is described as follows:

- TRACT 1:  
BEING ALL OF LOT 1 AS SHOWN ON THE PLAT ENTITLED "SUBDIVISION FOR TCB NODA MILLS, LLC" RECORDED IN MAP BOOK 55, PAGE 385, MECKLENBURG COUNTY REGISTRY.
- TRACT 2:  
BEING ALL OF LOT 2 AS SHOWN ON THE PLAT ENTITLED "SUBDIVISION FOR TCB NODA MILLS, LLC" RECORDED IN MAP BOOK 55, PAGE 385, MECKLENBURG COUNTY REGISTRY.
- TRACT 3:  
BEING ALL OF LOT 3 AS SHOWN ON THE PLAT ENTITLED "SUBDIVISION FOR TCB NODA MILLS, LLC" RECORDED IN MAP BOOK 55, PAGE 385, MECKLENBURG COUNTY REGISTRY.

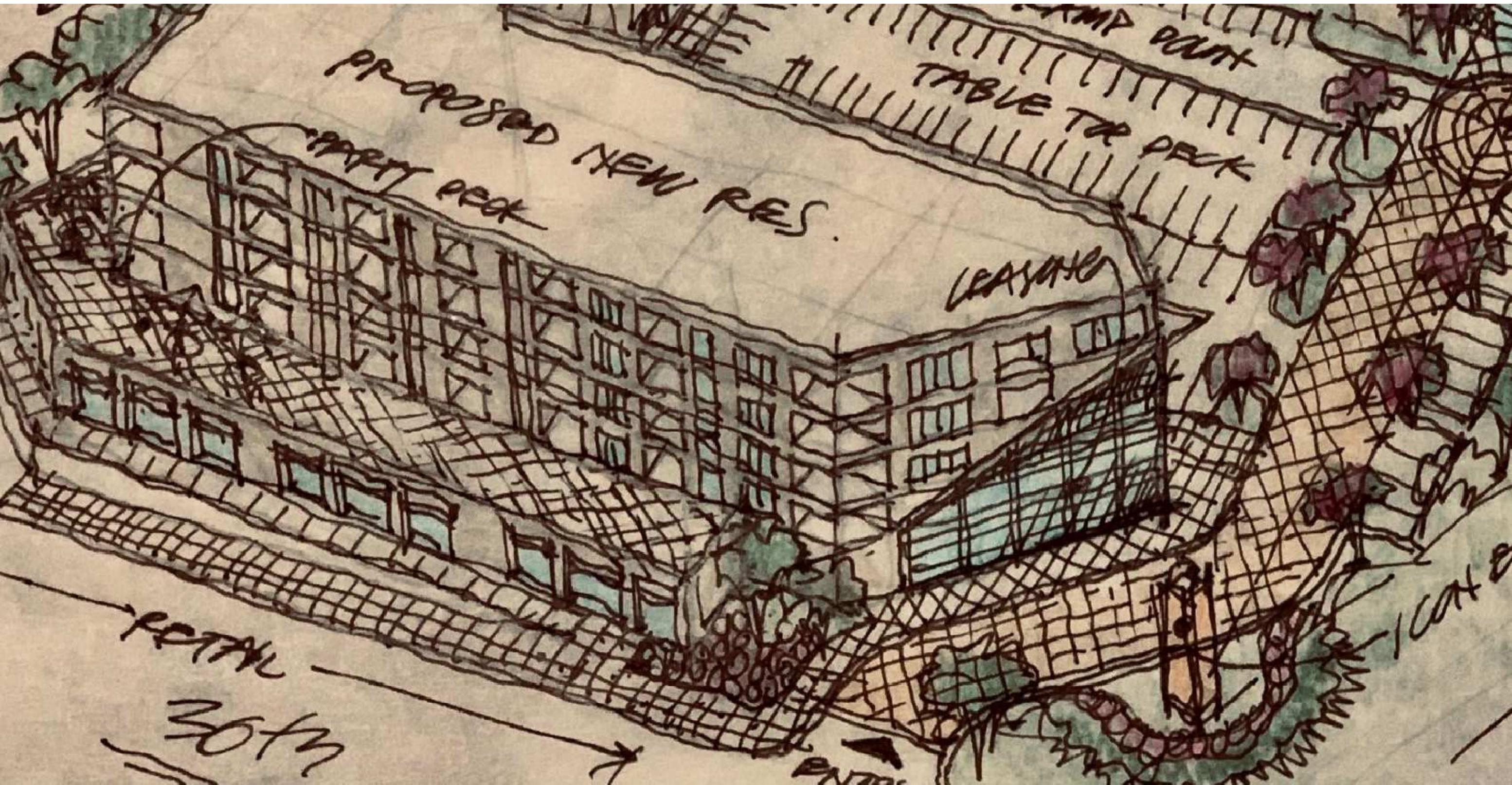
**NOTES:**

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SURVEY PROPERTY.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OR UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE DETERMINED WITH THE APPLICABLE UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL" ELEVATION = 461.79 FEET; NAZD 85.
- BROCKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- NORTH DAVIDSON STREET AND EAST 36TH STREET ARE SHOWN AS A "MAJOR THROUGHWAY" ON THE MECKLENBURG UNION METROPOLITAN PLANNING ORGANIZATION THROUGHWAY PLAN OF 2006 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50 FEET FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT OF WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF AN ADJACENT PROPERTY.

**ZONING:**

SUBJECT PROPERTY ZONED: TRANSIT ORIENTED RESIDENTIAL DISTRICT (TOD-R) PER ZONING PETITION 2013-043

MINIMUM SETBACK: 30' NEW DEVELOPMENT ACROSS A LOCAL STREET FROM OR ADJACENT TO THE SAME SIDE OF A LOCAL STREET AS EXISTING SINGLE FAMILY ZONING (R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100, R-101, R-102, R-103, R-104, R-105, R-106, R-107, R-108, R-109, R-110, R-111, R-112, R-113, R-114, R-115, R-116, R-117, R-118, R-119, R-120, R-121, R-122, R-123, R-124, R-125, R-126, R-127, R-128, R-129, R-130, R-131, R-132, R-133, R-134, R-135, R-136, R-137, 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# CONCEPT PLANS

