



Notice of Violation

Date of Issuance: September 27, 2024

Naimel Parra
7102 Chantrelle Dr.
High Point NC 27265

Re: Property Address: 0 Mendenhall Rd
Property ID Number: 6798742704

In response to area complaints, an inspection of your property at 0 Mendenhall Rd. was made by this department on September 26, 2024. The complaints concerned the operation of an automotive repair business, specifically for semi-trucks, on your property for which you are not properly zoned. This letter is to inform you the property is zoned RA for residential and agricultural use. You are in violation of Trinity Zoning as you would need to be zoned M-1 or M-2 (Industrial) or HC (Highway Commercial) with a Special Use Permit. To bring yourself into compliance you will need to cease operation of your business and remove any trucks or other business related vehicles within 10 days of this letter. If you wish to operate a business on your property you may make application for the appropriate zoning also within 10 days of the receipt of this letter.

If the correction or application is not made by **October 7, 2024**, the City of Trinity will begin the process of abating the violation by turning the matter over to the City Attorney's Office and seeking a court order to abate the violation.

You may appeal this Notice of Violation within 10 days from the date of the letter to the Board of Adjustment if you feel that an error has been made in the application of this ordinance or factual situation as it relates to the application of the ordinance or both. *The Board of Adjustment shall have power only in the manner of administrative review where it is alleged that the enforcement official has made an error in the application of the ordinance, in the factual situation as it relates of an ordinance or both.*

Please call (336) 431-2841 or e-mail: Planning2@trinity-nc.gov if you have questions, and/or if you do not own the property; and/or the violations have been corrected. Your continued cooperation in resolving matters at this address is greatly appreciated.

Sincerely,

Jay Dale
Code Enforcement Officer