

**Hearing Request Application - Form 1**

Zoning Board of Adjustment

City of Charlotte

Date Filed: 4/25/12 SSKCase Number: 2012-014Received by: SSK**Instructions**

This form must be filed out completely. Please attach the appropriate additional form depending on your request type along with required information as outlined in the appropriate checklist. Please type or print legibly. All property owners must sign and consent to this application, attach additional sheets if necessary. If the applicant is not the owner, the owners must sign the Designation of Agent section at the bottom of this form.

**The Applicant Hereby** (check all that apply):

- ☐ Requests a variance from the provisions of the zoning ordinance as stated on Form 2  
☒ Appeals the determination of a zoning official as stated on Form 3  
☐ Requests an administrative deviation as stated on Form 4

**Applicant or Agent's Name:** Margaret CovadeMailing Address: 1101 Circlewood Dr.City, State, Zip: Charlotte, NC 28211Daytime Telephone: (704) 364-7251 Home Telephone: \_\_\_\_\_Interest in this Case (please circle one): Owner Adjacent Owner Other**Property Owner(s)** [if other than applicant/agent]: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Daytime Telephone: \_\_\_\_\_ Home Telephone: \_\_\_\_\_

**Property Address:** 1601 Fulton AveTax Parcel Number: 09508907 Zoning District: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Conditional District: YES NO

**Applicant Certification and Designation of Agent**

I (we) certify that the information in this application, the attached form(s) and documents submitted by me (us) as part of this application are true and correct. In the event any information given is found to be false, any decision rendered may be revoked at any time. I (we) hereby appoint the person named above as my (our) agent to represent me (us) in this application and all proceedings related to it. I (we) further certify to have received, read and acknowledged the information and requirements outlined in this packet.

Date 4/24/2012  
DateProperty Owner  
Margaret Covade  
Property Owner

Date Filed: 4/17/12 Case Number: 22012000150 Fee Collected: \$350

If yes, Petition Number: 4689

Per previous owner, building has been a commercial structure and holds proper zoning. Use is consistent with commercial building.

Code Enforcement Division  
Northeast Service Area  
5727-A N. Sharon Amity Rd.  
Charlotte NC 28215



3/26/2012

MARGARET COVODE  
1101 CIRCLEWOOD DR  
CHARLOTTE NC 28211

## ZONING NOTICE OF VIOLATION

Case Number: Z20120006150 Document # 4689

Property Address: 1601 FULTON AV CHARLOTTE NC 28205  
Tax Parcel No.: 09508907

Zoning Classification: r-5  
Compliance Date: 4/5/2012

### Violation Summary:

Cease using 1601 Fulton Ave. for a Yoga Studio. The property is zoned R-5 residential and has lost its non-conforming commercial use based on requirements for non-conforming use at this location.

IMMEDIATELY CORRECT THE VIOLATION. If the violation is not corrected and there is no appeal to the Zoning Board of Adjustment, the Division reserves the right to exercise any one of the following REMEDIES: REVOCATION OF A CERTIFICATION OF OCCUPANCY making continued occupancy unlawful, issuing a CITATION, if unpaid and a judgment could become a LIEN on the property, seeking of an INJUNCTION, or the issuance of a CRIMINAL SUMMONS.

The Zoning Board of Adjustment is empowered to rule on the interpretation of the Zoning Ordinance and to grant variances when a difficulty or hardship exists. Appeals will not be heard by the Board unless application is properly filed in the Zoning Administrator's office within thirty (30) days of the date of this Notice of Violation. Once the deadline has passed, your right of appeal is forfeited. Forms are available in this office and online at <http://www.charmeck.org/city/charlotte/planning/AboutUs/Pages/FeesApplications.aspx>.

If you have any questions as to what is required by this Notice, please contact me at the number below.

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GARY SETZER

Zoning Code Inspector  
(704)353-0354  
[gsetzer@ci.charlotte.nc.us](mailto:gsetzer@ci.charlotte.nc.us)