



ADMINISTRATIVE VARIANCE
APPLICATION

THIS APPLICATION MUST BE FILED IN PERSON, IT
CAN NOT BE ACCEPTED BY MAIL

FY2005
Case #: <u>06-006 A</u>
Date Filed: <u>11-30-05</u>
Received By: <u>[Signature]</u>
Office Use Only

Variance requested on property located at: 2301 TREYMORE LN

Property Zoned: R3

Tax Parcel #: 02913413 001

Property Owner: ODIS AND CHIQUITHA LLOYD

Date Existing Structure Erected: JULY 30, 1999

TO THE OFFICE OF THE ZONING ADMINISTRATOR:

I CHIQUITHA LLOYD, am requesting an administrative
(name)

deviation from the literal provisions and interpretations of the Charlotte Zoning Ordinance. I am prohibited from using the parcel of land described above in a manner shown by the Plot Plan attached to this form. I request an Administrative Variance from the following provision(s) of the Zoning Ordinance (cite Section numbers and Code requirements):

THE EXISTING REAR YARD (SIDE OF HOUSE) OF 44.15' FROM
PROPERTY LINE TO 43' FOR A HOME ADDITION

Describe the VARIANCE being requested on the above referenced property:

REDUCTION OF REAR YARD SETBACK DISTANCE FROM PROPERTY
LINE WOULD MAINTAIN THE SPIRIT OF THE REGULATION, YET
WOULD PROVIDE FLEXIBILITY TO OWNER FOR HOME ADDITIONS
OPPORTUNITIES

FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Zoning Administrator, with the delegated authority of City Council, can deviate only slightly from the measurable and quantifiable standards of the Zoning Ordinance. Section 4.107 of the Zoning Ordinance, titled "Delegated authority for development approval based upon existing conditions" states That the Zoning Administrator can give an administrative approval for a deviation of the Ordinance for any one of the following conditions: (a) physical contours of the street, the land, or some other topographical or geographical feature is the basis for a surveying or other inadvertent error; (b) physical layout of the land and structure on the land is such that the Ordinance requirements can not be met; (c) the nature of the abutting property or intervening topographical or geographical features would not serve a useful purpose according to the application of the Ordinance.

In the following spaces, indicate the facts and the argument to support your request for administrative consideration.

- (a) The physical contour of the street, the land, or some other topographical or geographical feature is the basis for a surveying or other inadvertent error. State facts and arguments to support the above:

The existing REAR YARD setback affects reasonable use of property by not accommodating the reasonable opportunity for home expansion of less than 2'. The irregular shape of the lot prevents the owner from encroaching on the setback line close to the REAR YARD ^{setback} ~~encroaching~~ to the existing house location.

- (b) The physical layout of the land and the structures on the land are such that the Ordinance requirement cannot be met.

The shape of the owner's property creates a unique circumstance that causes the rear yard setback to be closer to the existing house location than if

The rear property line were oriented parallel
with house orientation.

- (c) Because of the nature of the abutting property or intervening topographical or geographical features, the application of the Ordinance requirements would not serve a useful purpose.

The variance request respects the purpose and
intent of the rear yard set back requirement by leaving
98% of the required set back distance intact.

- (d) The applicant has agreed to measures that would ameliorate the deviation from complete compliance with the Ordinance requirement. Include any conditions or improvements to which you would agree.

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

Christa Lloyd
Printed Name of Applicant

Printed Name of Representative (if any)

2301 TREYMORE LANE
Mailing Address

Mailing Address

Charlotte, NC 28262
City, State, Zip

City, State, Zip

704-503-1747
Telephone Number Fax Number

Telephone Number Fax Number

chellya@aol.com
E-Mail Address

E-Mail Address

[Signature]
Signature of Appellant

Represented By (Signature)

IF THE APPELLANT IS NOT THE OWNER OF THE PROPERTY FOR WHICH THE APPEAL IS BEING REQUESTED, indicate the owner's name and address:

Property Owner (If different from Applicant)

Address

City, State & Zip

TYPE OR PRINT below the COMPLETE names, tax parcel numbers, mailing addresses and zip codes for the owners of the adjacent properties, including the properties directly across the street from the property. (Property ownership information is available at:

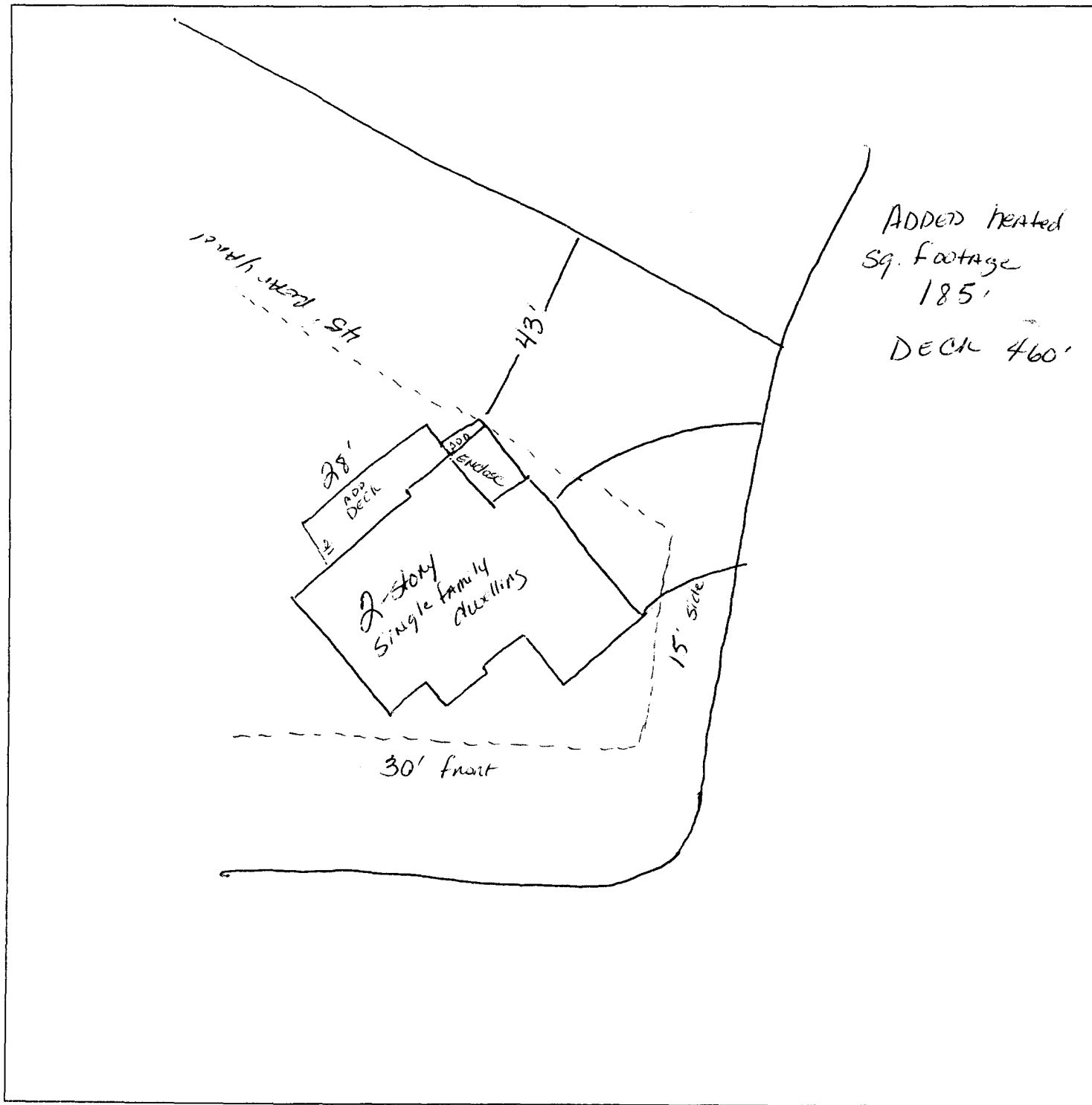
<http://meckcama.co.mecklenburg.nc.us/relookup/> or
<http://mcmf.co.mecklenburg.nc.us:3007/cics/txre/txre00i>

ADJACENT PROPERTY OWNERS:

1. STEVEN CHANDLER
2303 TREYMOLE LN
CHARLOTTE, NC 28262 Tax Parcel # 02913414 001
2. DELANE AND Debra E Friel
2408 ARDEN GATE LN
CHARLOTTE, NC 28262 Tax Parcel # 02913412 001
3. ROHIT AND NIGENA Vohra
2322 ARDEN GATE
CHARLOTTE, NC 28262 Tax Parcel # 02913305 01
4. Frederick + Gretchen MacJee
2403 Arden Gate Ln
28262 Tax Parcel # 02913230
5. Luis Yie + (et-al)
2409 Arden Gate Ln
28262 Tax Parcel # 02913231
6. _____ Tax Parcel # _____
7. _____ Tax Parcel # _____
8. _____ Tax Parcel # _____
9. _____ Tax Parcel # _____
10. _____ Tax Parcel # _____

These persons, including the Applicant and the Representative, will be notified in writing of the request for the Administrative Variance and provided the opportunity for comment. (Attach additional sheet if necessary).

ATTACH A PHYSICAL SURVEY OR DRAW A SITE PLAN, TO SCALE, DESCRIBING THE PROPERTY AND VARIANCE REQUEST. PROVIDE ALL APPROPRIATE DIMENSIONS; LOCATE ALL EXISTING AND PROPOSED BUILDINGS/STRUCTURES, AND PROVIDE THEIR DISTANCE TO THE PROPERTY LINES, RIGHTS-OF-WAY, ETC.



FAX COVER

TO: Ms. Bell

FROM: Chiquitha Lloyd

FAX: 704-336-5123

DATE: December 7, 2005

PAGES: 3

RE: 06-006A - Administrative Variance Request

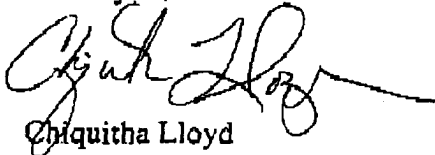
December 7, 2005

Ms. Bell
City of Charlotte
Planning Commission

RE: 06-006A
Administrative Variance Request

Attached is a survey of Lot 204, 2301 Treymore Lane. The addition is the 5' off of the existing deck that the second floor of the house overhangs. Please let me know if you need additional information. I can be reached at work at 980-343-8638.

Thank you,



Chiquitha Lloyd

Attachment

