



CERTIFIED MAIL

Paul McBroom
2929 Forest Park Drive
Charlotte, NC 28209

**RE: VARIANCE
11619 Riverhaven Drive
CASE NUMBER 10-003**

Dear Mr. McBroom:

At its meeting on January 26, 2010, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 60 foot variance from the required 100 foot watershed buffer to allow the construction of a single family residence.

The Board based its decision on the following findings of fact:

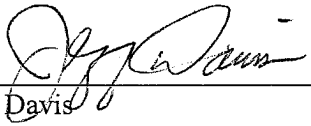
1. The applicant is Paul McBroom.
2. The vacant property is located at 11619 Riverhaven Drive, further identified as tax parcel 031-211-03.
3. The subject parcel's current zoning classification is R-5(Residential).
4. The parcel adjoins the Catawba River and is subject to the Catawba Rive/Lake Wylie watershed buffer.
5. The proposed request is to allow the construction of a two-story residence at 11619 Riverhaven Drive.
6. The variance request is consistent with other variances granted for neighboring properties.
7. The location of the existing septic system limits the location of a principal structure.
8. The property owner is proposing to construct a 1700 sq. ft. structure.

Based upon the above findings of fact, the Board concludes that the applicant has met each of the three standards stated in §5.108(1) of the Ordinance, and more specifically:

1. The request meets the general intent and spirit of the Zoning Ordinance and is in harmony with the neighborhood.
2. The public safety and welfare have been protected and substantial justice has been done.
3. The essential character of the neighborhood will not be altered by granting the variance.
4. The hardship is peculiar to the applicant's property.

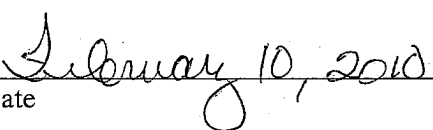
All applicable permits must be obtained from the Planning Department, which has been notified of this decision. The Ordinance §5.111, provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

Sincerely,

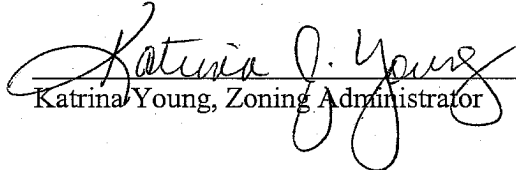


Jeffrey Davis
Co-Chairperson

DECISION FILED IN THE PLANNING DEPARTMENT:



Date



Katrina Young, Zoning Administrator