



CERTIFIED MAIL

Lawrence E. Norwood
5001 Lawrence Orr Rd.
Charlotte, NC 28212

**RE: APPEAL
4533 N. SHARON AMITY RD
CASE NUMBER 10-012**

Dear Mr. Norwood:

At its meeting on May 25, 2010, the City of Charlotte Zoning Board of Adjustment ("Board") upheld the Zoning Administrator's interpretation that an accessory structure located on property without a principal structure is prohibited.

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

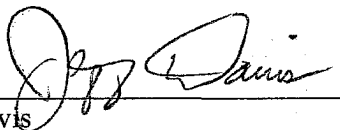
1. Lawrence E. Norwood is appealing Zoning Violation letter #2010500198 which states that accessory structures cannot be located on any property that does not contain a principal structure.
2. The property is located at 4533 Sharon Amity Road, further identified as tax parcel 101-091-29
3. The site is zoned R-4 residential.
4. The principal structure was demolished in 2002. There is no principal structure on the lot.
5. Accessory structures are allowed if they are incidental and related to the permitted principal use or structure on the lot.
6. Per Section 7.104, no nonconforming accessory use or accessory structure shall continue after the principal use or structure is terminated by discontinuance, damage, or destruction unless, such accessory use or accessory structure thereafter is made to conform to the standards for the zoning district in which it is located.
7. There was confirmed testimony that the structure located on the lot in question is currently being used as an accessory structure.

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

1. The Zoning Administrator's interpretation that an accessory structure cannot be located on any property without a principal structure.

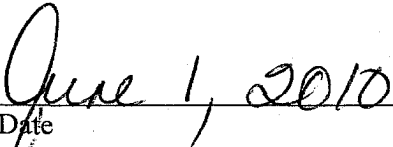
Pursuant to N. C. G. S. Section 160A-388(e), the Board's decision in Case No. 10-012 may be appealed by a petition for review in the nature of *certiorari* to Superior Court within thirty (30) days from the date stated below, which is the date when the decision of the Board was filed in the Planning Department/Zoning Administration Division, or within thirty (30) days after receipt of the decision by an aggrieved party who filed a written request for such copy with the Clerk to the Board at the time of the hearing of the case, whichever is later.

Sincerely,

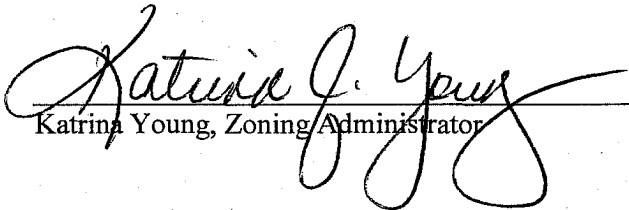


Jeff Davis
Chairperson

DECISION FILED IN THE PLANNING DEPARTMENT:



Date



Katrina Young, Zoning Administrator