



CERTIFIED MAIL

Shannon N. Jordan
9315 Otter Creek Dr., Apt C
Charlotte, NC 28277

**RE: VARIANCE
3033 NANCE COVE ROAD
CASE NUMBER 11-024**

Dear Mr. Jordan:

At its meeting on July 26, 2011, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 50 foot variance from the required 100 foot buffer area requirements to allow the construction of a single family home with condition that a mitigation plan be approved by Mecklenburg County Environmental Health.

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


1. The applicant is Shannon N. Jordan.
2. The proposed site is located at 3033 Nance Cove Road, further identified as tax parcel 023-151-34.
3. The parcel current zoning classification is R-5(residential).
4. The applicant plans to construct a single-family residence within the required 100 foot buffer.
5. The applicant was granted a variance in 1999 to construct a single-family dwelling.
6. The applicant did not obtain a permit within two years from the date of the Board's meeting as required per Code Section 5.111.
7. The setback and buffer restrictions imposed on the applicant by the zoning ordinance makes it difficult to develop the property.
8. Granting the variance will not adversely affect adjacent or contiguous properties.
9. The hardship is a result of the zoning ordinance.
10. Mecklenburg County Environmental Health is in support of the variance request if the Board requires that a mitigation plan be approved.

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. If the variance was denied, practical difficulties or unnecessary hardship would result from the strict application of these regulations.
2. In granting the variance the public safety and welfare have been assured.

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,



Jeff Davis
Chairperson

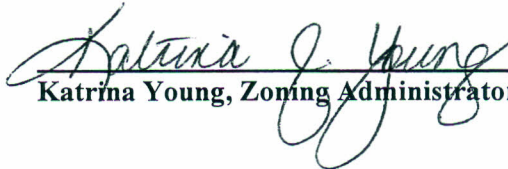
8-17-11

Date

DECISION FILED IN THE PLANNING DEPARTMENT:

August 26, 2011

Date



Katrina Young, Zoning Administrator