



CERTIFIED MAIL

Robert Sapienza
1025 Isleworth Avenue
Charlotte, NC 28203

**RE: VARIANCE
1025 ISLEWORTH AVENUE
CASE NUMBER 12-029**

Dear Mr. Sapienza:

At its meeting on July 31, 2012, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** two variances: (i) a 12'4" variance; and (ii) a 16'4" variance from the required 40 foot rear yard to allow for two (2) additions to an existing structure.

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

1. The applicant is Robert Sapienza (Represented by Angie F. Lawer/ALB Architecture, PA)
2. The proposed site is located at 1025 Isleworth Avenue, further identified as Mecklenburg County parcel number 123-112-09.
3. The parcel current zoning classification is R-4 (Single-Family Residential).
4. The lot's irregular shape prevents building upward due to setback restrictions.
5. The hardship is unique to the applicant's property and not neighborhood-wide.
6. The property is located in the Historic District.
7. Granting the variance will not alter the character of the neighborhood.

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. Granting the variance is necessary for reasonable use of the property.
2. The spirit of the regulations will be observed by granting the variance.

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,

A handwritten signature in blue ink, appearing to read "Randy Fink", written over a horizontal line.

Randy Fink
Chairperson

8/24/2012
Date

DECISION FILED IN THE PLANNING DEPARTMENT:

August 28, 2012 
Date Katrina Young, Zoning Administrator