



CERTIFIED MAIL

Debbie Capps
663 Dorothy Drive
Charlotte, NC 28203

**RE: VARIANCE
663 DOROTHY DRIVE
CASE NUMBER 2013-031**

Dear Debbie Capps:

At its meeting on July 30, 2013, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 10 foot variance from the required 20 foot parking pad or driveway requirement for residential garages.

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

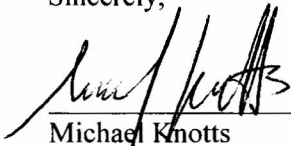
1. The applicant is Debbie Capps (Represented by Frank Cepull – Ram Construction Inc.).
2. The proposed site is located at 663 Dorothy Drive, further identified as tax parcel 121-073-14.
3. The subject parcel's current zoning classification is R-5 (Single-Family).
4. The applicant is requesting a 10 foot variance from the required 20 foot parking pad and driveway requirement for single-family garages.
5. There is evidence in the record that a future sidewalk would be at least 19'10" from the proposed garage.
6. Per Code Section 12.206, driveways and parking pads shall have a minimum length of 20 feet, measured from the back of the sidewalk or back of the right-of-way, whichever is greater.
7. The hardship is due to the irregular lot shape, hence reducing the buildable footprint which severely reduces the options for a 20' driveway.

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. In granting the variance, the public safety and welfare have been assured and substantial justice has been done.

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,

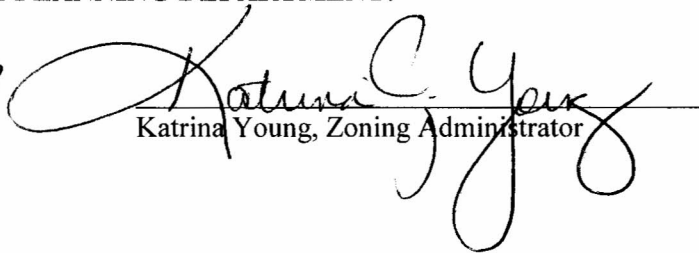


Michael Knotts
Chairperson

8/27/13
Date

DECISION FILED IN THE PLANNING DEPARTMENT:

August 29, 2013
Date


Katrina Young, Zoning Administrator

Cc: Ram Construction Inc. / Frank Cepull