



**CERTIFIED MAIL**

Missy Hubbard  
1341 Riverside Dr  
Charlotte, NC 28214

**RE: VARIANCE  
1333 RIVERSIDE DRIVE  
CASE NUMBER 2013-51**

Dear Missy Hubbard:

At its meeting on November 26, 2013, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 50 foot variance from the required 100 foot buffer to allow the construction of a single-family dwelling unit.

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

1. The applicant is Missy Hubbard.
2. The proposed site is located at 1333 Riverside Drive, further identified as tax parcel 031-161-14.
3. The property is zoned R-5 (Single Family).
4. The applicant is seeking a 50 foot variance from the required 100 foot buffer to allow the construction of a single-family dwelling unit.
5. Per Code Section 10.608 vegetative buffers are required along the shoreline of the Catawba River/Lake Wylie measured from the normal pool elevation and along all perennial streams measured from the top of bank on each side of the stream.
6. Per Code Section 10.608(1), the critical area minimum buffer area is 100 feet.
7. In granting the variance the public safety has been assured and substantial justice has been achieved.
8. Granting the variance will not adversely affect adjacent or contiguous properties.
9. The requested 50 foot buffer complies with the minimum state water shed regulation for the Catawba River.

**Conditions:**

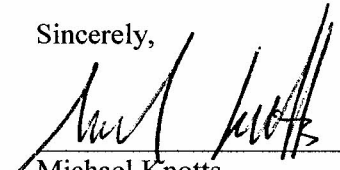
1. The property owner shall develop a mitigation plan to offset environmental impacts with the Charlotte-Mecklenburg Storm Water/Mecklenburg County Water Quality Program.

**Based upon the above findings of fact, the Board concludes that the applicant has met the standards set forth in North Carolina General Statutes § 160A-388, and more specifically:**

1. Practical difficulties or unnecessary hardship exist because:
  - a. The difficulty or hardship is peculiar to the property in question.
2. The spirit of the regulations will be observed by granting the variance.
3. The variance is in harmony with the general purpose and intent of the Ordinance and further preserves its spirit.

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

12/6/13

Date

**DECISION FILED IN THE PLANNING DEPARTMENT:**

12/9/2013  
Date

  
\_\_\_\_\_  
Shad Spencer, Interim Zoning Administration