



**CERTIFIED MAIL**

Pavel Boldt  
Cotswold Homes, Inc., Buildom Inc.  
420 Canyon Trail  
Charlotte, NC 28270

**RE: VARIANCE  
2110 GLADE HILL ROAD  
CASE NUMBER 2014-015**

Dear Pavel Boldt:

At its meeting on April 29, 2014, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 5.4 foot variance from the required 45 foot rear yard to allow an existing structure to remain.

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

1. The applicant is Cotswold Homes Inc., Buildom Inc. (Represented by Pavel Boldt).
2. The proposed site is located at 2110 Glade Hill Road, further identified as tax parcel 227-353-67.
3. The property is zoned R-3 (Single-family District).
4. The single-family structure that currently occupies the site was built in 2001.
5. The property was purchased by Cotswold Homes Inc., Buildom Inc. in 2013.
6. The applicant is seeking a 5.4 foot variance from the required 45 foot rear yard to allow an existing structure to remain.
7. Per Code Section 9.205(1)(g) requires a minimum rear yard of 45 feet.
8. The portion of the structure within the rear yard is a breakfast room that has a foundation, brick exterior building materials, windows, and a roof, which will be difficult to remove.
9. The hardship is a result of an inadvertent error regarding the rear property line when the home was issued a building permit that was not the fault of the homeowner.
10. The hardship is unique to the applicant's property and is not neighborhood-wide or community-wide.
11. The amount of the variance is small and does not negatively affect adjacent properties.
12. Granting the variance will not alter the character of the neighborhood.
13. Granting the variance will not adversely affect adjacent or contiguous properties.
14. The hardship is unique to the property because of the shape of the property.

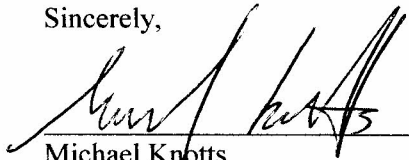
**Conclusion of Law:**

**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. Unnecessary hardships would result from the strict application of these regulations.
2. The hardship did not result from actions taken by the applicant or the property owner but from conditions that are peculiar to the property
3. By granting the variance, the public safety is secured and substantial justice is achieved.
4. The variance is in harmony with the general purpose and intent of the Zoning Ordinance and 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

5/9/14  
\_\_\_\_\_  
Date

**DECISION FILED IN THE PLANNING DEPARTMENT:**

5/12/2014  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Shad Spencer, Zoning Administrator