



**CERTIFIED MAIL**

Loring B. Williams  
10500 N. Canyon Rd  
Charlotte, NC 28214

**RE: VARIANCE  
10500 N. CANYON ROAD  
CASE NUMBER 2014-025**

Dear Loring B. Williams:

At its meeting on June 24, 2014, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 3.5 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:**

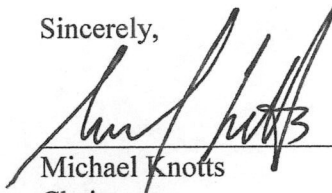
1. The applicant is Loring B. Williams.
2. The proposed site is located 10500 N. Canyon Road, further identified as tax parcel 031-315-05.
3. The property is zoned R-3 LW-PA (single family, Lake Wylie protected area watershed overlay).
4. The single family structure that currently occupies the site was built in 1991.
5. Loring B. Williams purchased the property May 22, 2014.
6. The applicant is seeking a 3.5 foot variance from the required 45 foot rear yard to allow an existing structure to remain.
7. The error was identified when a new survey was drawn prior to the property purchase.
8. Code Section 9.205(1)(g) requires a minimum rear yard of 45-feet.
9. The structure is situated on a concrete slab, which will be difficult to remove.
10. The hardship is a result of an inadvertent surveying error.
11. Principal structures located on a cul-de-sac lot are typically located further back on a lot than a non-cul-de-sac lot.
12. The hardship is unique to the applicant's property and is not neighborhood-wide or community-wide.
13. The amount of the variance is small and does not negatively affect adjacent properties.
14. Granting the variance will not alter the essential character of the area.

**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 results from conditions that are peculiar to the property, such as location, size, or topography.
3. The hardship did not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

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.

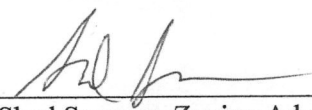
Sincerely,

  
\_\_\_\_\_  
Michael Knotts  
Chairperson

7/16/14  
\_\_\_\_\_  
Date

**DECISION FILED IN THE PLANNING DEPARTMENT:**

7/17/14  
\_\_\_\_\_  
Date

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