



CERTIFIED MAIL

Linda D. Stiles
12315 Old Prairie Rd
Charlotte, NC 28277

**RE: VARIANCE
12315 OLD PRAIRIE ROAD
CASE NUMBER 2015-029**

Dear Linda D. Stiles:

At its meeting on July 28, 2015, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 15 foot variance from the required 40 foot rear yard to allow the construction of a room addition 25 feet from the rear property line.

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

1. The applicant is Linda S. Stiles.
2. The subject parcel's current zoning classification is R-9(CD) (Single Family Residential, Conditional District).
3. The site is located at 12315 Old Prairie Road, further identified as tax parcel 229-363-36.
4. Pursuant to Section 3005.1 of the 1989 Mecklenburg County Zoning Ordinance, the required rear yard for property zoned R-9 is 40 feet for a single family detached dwelling.
5. The applicant is requesting a 15 foot variance from the required 40 foot rear yard to construct a 15 foot by 15 foot addition to the rear of the existing single family home.
6. The depth of the lot is less than the surrounding properties as shown in Government Exhibit #3.
7. A hardship is due to the depth of the property as established by the original development design.

Condition:

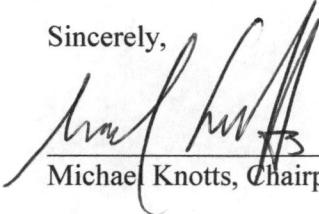
This variance terminates upon the demolition of addition or residential structure.

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 the Ordinance.
2. The hardship results from conditions that are peculiar to the property (location, size or topography).
3. The hardship does not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the Zoning Ordinance, in that the 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,

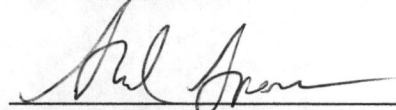


Michael Knotts, Chairperson

8/17/15

Date

DECISION FILED IN THE PLANNING DEPARTMENT:



Shad Spencer, Zoning Administrator

8/18/15

Date