



CERTIFIED MAIL

Brandon and Teresa Davis
6600 Rea Croft Drive
Charlotte, NC 28226

**RE: VARIANCE
6600 REA CROFT DRIVE
CASE NUMBER 2016-020**

Dear Brandon and Teresa Davis:

At its meeting on April 26, 2016, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 5 foot variance from the required 45 foot rear yard to allow the construction of an expansion of the existing single family home.

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

1. The applicants are Brandon and Teresa Davis.
2. The proposed site is located 6600 Rea Croft Drive, further identified as tax parcel 211-571-20.
3. The property is zoned R-3 (single family district).
4. Per Code Section 9.205(1)(c), the minimum lot area is 10,000 square feet for detached dwellings within an R-3 zoned property. The subject property is 12,810 square feet.
5. The single family structure that currently occupies the site that was built around 1995.
6. The current structure is comprised of approximately 3,365 total square feet.
7. The applicants are requesting a variance to allow a portion of the proposed addition to encroach 5 feet into the required 45 foot rear yard.
8. Per Code Section 9.205(1)(g), the minimum required rear yard for an R-3 zoned property is 45 feet.
9. According to the survey and building designs submitted by the applicant it appears that the existing structure is currently in compliance.
10. The site is located at the end of a cul-de-sac.
11. The lot is not typical of a cul-de-sac lot and is peculiar.
12. The angled rear property line creates a limited envelope in which to expand the rear of the house.
13. The sewer easement along the right hand property line limits expansion on that side.
14. The property to the rear is uninhabited common space owned by the homeowners' association.
15. The applicants approached the homeowners' association to purchase some of the open space but were denied.
16. The hardships described above are unique to the property.

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.

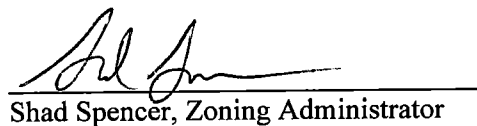
Sincerely,



Paul Arena, Chairperson

5/9/16
Date

DECISION FILED IN THE PLANNING DEPARTMENT:



Shad Spencer, Zoning Administrator

5/12/16
Date