



Matthew Goggin  
2820 Selwyn Avenue  
Charlotte, NC 28209

**RE: VARIANCE  
2921 Westfield Road  
CASE NUMBER 2017-003**

Dear Mr. Goggin:

At its meeting on February 28, 2017, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a variance from the dryland access requirement of the Floodplain Regulations to allow for the construction of a new single family home on a lot that does not have dryland access.

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

1. The applicant is Matthew Goggin.
2. The property is located at 2921 Westfield Road, further identified as tax parcel 151-142-02.
3. The subject parcel's current zoning classification is R-4 (single family residential).
4. According to Mecklenburg County records, the existing single family home on subject property was constructed in 1947.
5. The existing structure is noncompliant and therefore considered nonconforming due to it being below the floodplain base flood elevation.
6. The applicant is proposing to build a new single-family structure in compliance with the floodplain management regulations which is above the base flood elevation.
7. Section 9-102 (d) 1 and 3 of the City of Charlotte Floodplain Regulations states that "Dryland Access must be provided to new or Substantially Improved Habitable Buildings according to the following criteria: Dryland Access is required if any portion of either the Habitable Building or vehicular access route, connecting the Habitable Building to a public street, is within the Floodplain. If Dryland Access cannot be obtained, a Variance to the requirement for Dryland Access may be granted by the Board of Adjustment."
8. Dryland Access is defined in the City of Charlotte Floodplain Regulations as gravel, paved or concrete access route, at least 12' wide, which is above the Community Base Flood Elevation and connects a Habitable Building to a Dry Public Street.
9. Dry Public Street is defined in the City of Charlotte Floodplain Regulations as a public street at the intersection of a proposed driveway where the surface of the pavement is at an elevation above the Community Base Flood Elevation.
10. The lot is located within the FEMA/Community Floodplains and the FEMA Floodway/Community Encroachment Area.
11. Per the applicant, elevation of the existing public roadway at the subject residential parcel is below the Community Base Flood Elevation.
12. The driveway for the existing home is below the Community Base Flood Elevation.

13. The property does not have "Dryland Access".
14. A dryland access variance is required for the redevelopment of the subject property. The redevelopment includes the removal of an existing non-compliant home and construction of a new compliant home.
15. The finished floor of the existing house is 1.6' below the FEMA Base Flood Elevation of 612.6'.
16. The lowest adjacent grade is 2.6' below the FEMA Base Flood Elevation of 612.6'.
17. The Community Base Flood Elevation at this location is 612.7'.
18. The Flood Protection Elevation (Community Base Flood Elevation +1) at this location is 613.7'.
19. The existing house will be demolished and replaced with a new compliant house on this parcel.

**Conditions:**

1. A "No-Rise" study has been submitted and approved.
2. A Floodplain Development Permit Application including a Site Plan, Erosion Control/Grading Plan showing the proposed house, driveway location and proposed fill must also be submitted for review
3. New structure must be a single family home. Structures such as Duplexes, Multifamily & other Non-Single - Family Habitable Buildings will not be supported.
4. The driveway for the new structure must meet Specific Standards 9-102(d)4.b of the City of Charlotte's Floodplain Regulations.
5. The new structure will meet Specific Standards 9-102 of the City of Charlotte's Floodplain Regulations.
6. The lowest floor and all mechanical equipment servicing the building of the new house must be elevated 1.0' above the Community Base Flood Elevation.
7. FEMA Flood Insurance will be required.
8. An Elevation Certificate is required to be completed after construction before a Certificate of Occupancy can be issued for a structure within the floodplain.
9. An As-built survey showing required elevations/topography that verifies that the flood study requirements were met.

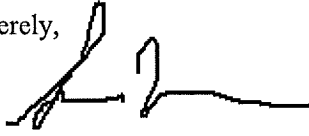
**Based upon the above findings of fact, the Board concludes that the applicant has met each of the three standards stated in § 9-87 of the Floodplain Regulations, and more specifically:**

1. There was a showing of good and sufficient cause to grant the variance.
2. There was a determination that failure to grant the variance would result in exceptional hardship.
3. There was a determination that granting the variance will not result in increased flood heights (unless the requirements of Section 9-102(a)(6) are met), additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with other existing local laws or ordinances.

If any permits are required, please make sure the variance case number is referenced on the permit application and/or site plan. Section 5.111 of the Zoning Ordinance 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.

Decision Letter  
Case #2016-031  
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Sincerely,

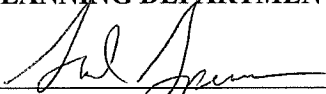


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Scott Browder, Vice-Chairperson

3/7/2017

\_\_\_\_\_  
Date

**DECISION FILED IN THE  
PLANNING DEPARTMENT:**



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

3/8/17

\_\_\_\_\_  
Date