



Zach and Laura Budzichowski
1717 Lost Tree Lane
Charlotte, NC 28226

**RE: VARIANCE
1717 Lost Tree Lane
CASE NUMBER 2018-032**

To Whom It May Concern:

At its meeting on May 29, 2018, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 10 foot variance from the required 45 foot rear yard to expand a utility room and living space at the rear of the existing structure.

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

1. The applicants are Zack and Laura Budzichowskis.
2. The proposed site is located 1717 Lost Tree Lane, further identified as tax parcel 187-313-19.
3. The property is zoned R-3 (single family district).
4. The single family structure currently occupying the site was built around 1975.
5. Per Code Section 9.205(1)(g), the minimum required rear yard for an R-3 zoned property is 45 feet.
6. The existing structure is currently compliant with the required rear yard.
7. The applicants are requesting a 10 foot variance from the required 45 foot rear yard to expand a utility room and living space at the rear of the existing structure.
8. The subject property is irregularly shaped and the rear property line is angled.
9. Due to the size and wooded nature of the lot, the impact of the variance on the property adjoining to the rear will be negligible.

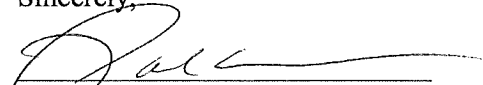
Based upon the above findings of fact, the Board concludes that the applicant has met the standards set forth in North Carolina General Statutes § 160A-388, and more specifically:

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.

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.

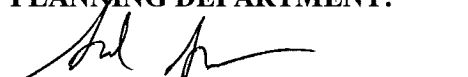


Sincerely,


Paul Arena, Chairperson

6/27/18
Date

**DECISION FILED IN THE
PLANNING DEPARTMENT:**


Shad Spencer, Zoning Administrator

6/28/18
Date