



Margaret Darden Matthews
3939 Hough Road
Charlotte, NC 28209

**RE: VARIANCE
3939 Hough Road
CASE NUMBER 2018-047**

To Whom It May Concern:

At its meeting on July 31, 2018, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 21 foot variance from the required 40 foot rear yard to allow for an addition to the existing structure.

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

1. The applicant is Margaret Darden Matthews.
2. The proposed site is located 3939 Hough Road, further identified as tax parcel 149-191-01.
3. The property is zoned R-4 (single family district).
4. The single family structure currently occupying the site was built around 1956.
5. The property is approximately 12,591 square feet in lot area.
6. Per Code Section 9.205(1)(g), the minimum required rear yard for an R-4 zoned property is 40 feet.
7. The applicant is requesting a 21 foot variance from the required 40 foot rear yard to allow for an addition to the existing structure.
8. The subject property is irregularly shaped and the rear property line is angled.
9. The depth of the lot along the right side property line, which is the side of the lot on which the addition is proposed, is approximately 115 feet. Lot depths within the area typically range from 150 feet to 175 feet.
10. The applicant does not have other options to build without encroaching into the required rear yard. Due to the existing placement of the home on the subject property and the layout of the rooms within the home, there are no other viable alternatives for the proposed laundry room, master bedroom, and master bathroom addition.
11. An addition to the front of the home would require the removal of up to two large oak trees and an addition to the left rear side of the home is not possible without the removal of an existing carport.
12. The hardship is not the result of actions proposed the applicant.
13. Granting the variance will not alter the essential character of the neighborhood.

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.

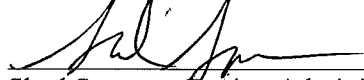
If any permits are required, please make sure the variance case number is referenced on the permit application and/or site plan. Section 5.111 of the Zoning Ordinance provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit 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

8/23/18
Date

**DECISION FILED IN THE
PLANNING DEPARTMENT:**


Shad Spencer, Zoning Administrator

8/29/18
Date