

Application for zoning variance – 912 Warren -- 200-087-004-060-00

Owner Name: Charles McDermott

My property, located at 912 Warren, is significantly narrower than the minimum standard called for by the city's zoning ordinance (52 feet vs. 70 feet). Furthermore, because it is a corner lot, there are additional restrictions on my property. Corner lots are considered by local zoning regulations to have two 'front yards,' each with a 25-foot setback requirement.

This 25 foot setback from the Monroe Street Right-of-Way, in what I consider to be my back yard, is especially restrictive due to the narrowness of my lot. (52' X 132')

I would like to construct a 24' X 32' garage in my rear yard, but am unable to do so because of the setback requirement.

After meeting with city official, I learned that section 82-453(G) of the Charlotte City Code addresses these circumstances, and indicates that a 'variance to yard requirements may be obtained through the Board of Appeals,' and that is what I am seeking.

Because my property is already non-conforming, due to my older house's proximity to the street, I would like a variance that allows me to build a garage that is equally close to the street. This would not increase the level of non-conformity of my property, beyond what it is now.

Please see the attached drawing for more detail. I will also be present at the ZBA meeting to answer any questions you may have.

A handwritten signature in black ink, appearing to read 'Charles McDermott', written in a cursive style.

9/15/16