



January 5, 2021

Cameron Cooke  
620 Louise Avenue  
Charlotte, NC 28204

**RE: APPROVAL FOR ZONING VARIANCE EXTENSION OF CASE 2018-084  
210 WALFORD DRIVE  
TAX PARCEL NUMBER: 069-019-11  
CASE NUMBER: 2020-125EXT**

Dear Mr. Cooke:

Your request for an administrative decision to extend the approval period of the previously granted variance in accordance with Code Section 5.111 (Effect of grant of variance) of the City of Charlotte Zoning Ordinance has been **granted**. The circumstances for granting the variance have not changed and therefore the approval for extension has been granted administratively. This extension will expire on December 18, 2021.

On December 11, 2018, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** the following two variances to allow for a single family dwelling to be constructed:

1. A 10 foot reduction from the required 20 foot setback.
2. A 10 foot reduction from the required 20 foot rear yard.

It has been determined that the following facts warrant approval of the request:

1. A variance was **granted** for property on December 11, 2018 which expired two years from the date of the decision per Code Section 5.111.
2. A request for a variance extension of one year, to December 18, 2021, has been submitted due to delays caused by the COVID-19 Pandemic. The applicant contends that circumstances for the granting of the original variance have not changed.
3. All determinations made by Zoning Administration Staff shall remain consistent with variance case 2018-084, further identified by Parcel ID 069-019-11, granted by the Zoning Board of Adjustment on December 11, 2018.

The administrative decision to extend the approval was granted in accordance with Section 4.107(4) (Delegated Authority, Procedure) and Section 5.111 (Effect of grant of variance) of the Charlotte Zoning Ordinance. Please note that all approvals, restrictions associated with the original Board approval for Case 2017-003 shall apply. If any permits are required, please make sure that the annotation of these sections is noted on the permit application. Please retain this letter as documentation that the administrative approval of the variance extension was granted. If I can be of further assistance in this matter, please contact me at [maxx.oliver@charlottenc.gov](mailto:maxx.oliver@charlottenc.gov) or (704) 336-3818.

Page 2 of 2  
2020-125EXT  
210 Walford Drive

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maxx Oliver', with a long horizontal flourish extending to the right.

Maxx Oliver  
Zoning Administration Specialist