

BAILEY & CARLINO, PLLC

ATTORNEYS AT LAW

BRAD A. BAILEY
PETER N. CARLINO

6827 FAIRVIEW ROAD, SUITE C
CHARLOTTE, NORTH CAROLINA 28210
WEBSITE: WWW.BAILEYCARLINO.COM

TELEPHONE (704) 365-1811
FACSIMILE (704) 365-0404

February 20, 2024

Mr. John Kinley
Senior Project Manager
Planning, Design & Development
City of Charlotte:

RE: 805 Blackbury Court, Charlotte, NC

Dear Mr. Kinley:

Please find the following authorization and updated survey for the above referenced property. On behalf of my client Sema A. Williams per the authorization wish to request that the Zoning Committee modify the innovative setback standards for this property.

As shown on the following survey, the property was built in 1991 and the rear corner of the property extends approximately 2.94 feet into the 25 foot setback as shown on the recorded plat filed in Map Book 24 at Page 308. The Property lies within a "conditional zoning plan" and as such we request that the Zoning Committee modify the setback for this property so that it does not violate the rear setback.

Thank you for your time and consideration in this matter. Please contact me with any questions and any updates as to this request.

Sincerely,


Brad A. Bailey
Bailey & Carlino, PLLC



BC Letterhead.docx



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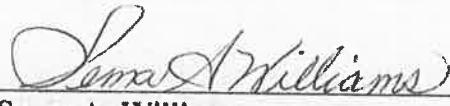
Mr. John Kinley
Senior Project Manager
Planning, Design & Development
City of Charlotte

AUTHORIZATION

PROPERTY ADDRESS: 805 Blackburn Court Charlotte, NC

The undersigned hereby authorizes the Law Office of Bailey & Carlino, PLLC and specifically Brad A. Bailey to act on my behalf, Sema A. Williams, the Owner of the above referenced property. I understand that a written request for a modification to the innovative setback standards as they apply to my property. I hereby grant this authorization on February 14, 2024 until such time as this application process is completed.

Dated this 14 day of February, 2024



Sema A. Williams



LOCATION MAP
NOT TO SCALE



I certify that this survey was completed under my direct supervision (as recorded in DB 37029, PG 21); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:65381; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
This 6th day of February, 2024.

DocuSigned by:

Gary Kemp Miller

G. Kemp Miller Land Surveying, PLLC
NC Firm License Number P-1323

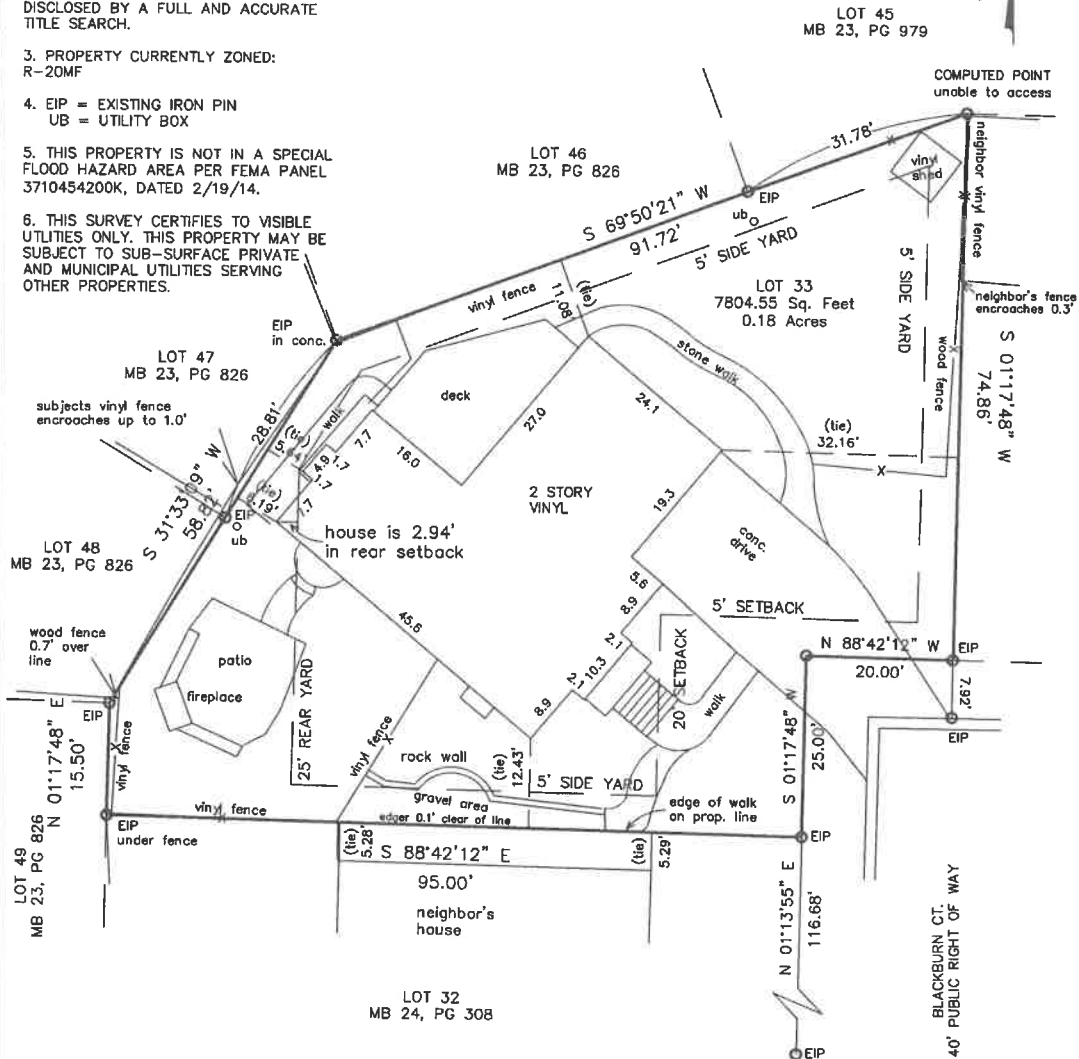
7045 Old Oak Ln.
Mint Hill, NC 28227

gkmsurvey@carolina.rr.com
704-577-6516



NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-20MF
4. EIP = EXISTING IRON PIN
UB = UTILITY BOX
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454200K, DATED 2/19/14.
6. THIS SURVEY CERTIFIES TO VISIBLE UTILITIES ONLY. THIS PROPERTY MAY BE SUBJECT TO SUB-SURFACE PRIVATE AND MUNICIPAL UTILITIES SERVING OTHER PROPERTIES.



PHYSICAL SURVEY OF
LOT 33 of SELWYN FARMS, TRACT D-2, MAP 5

PROPERTY OF CATHERINE BARALL

SCALE: 1"=20' CHARLOTTE, MECKLENBURG CO., NC
AS RECORDED IN: MB 24, PG 308

DATE: 2/6/2024
PID# 149-125-33

FILE # 06017_Barall

805 BLACKBURN CT.

EOC > =1:10,000