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**ZONING  
LOCATION**

1987-019C (R-12PUD Innovative)  
Approximately northwest of the intersection of Elm Ln. and Ballantyne  
Commons Pkwy in the Thornhill Subdivision (6719 Stanette Dr.)

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**STAFF RESOURCE:** John Kinley

**REQUEST:**

- John Hausmann on behalf Mark Trotta (property owner) is requesting approval of Innovative provisions for the R-12PUD Thornhill Subdivision associated with petition 1987-019C. The subdivision is located northwest of the intersection of Elm Ln. and Ballantyne Commons Pkwy. The site requested for Innovative provisions is parcel 22346244, located at 6719 Stanette Dr.
  1. Reduction of the required rear yard from 25 ft to 21 ft (4 ft reduction).
  2. Reduction of the rear yard specifically for unenclosed structures without roofs (such as decks and patios) from 25 feet to 12 feet (13-foot reduction).

**STAFF  
RECOMMENDATION**

Staff recommends approval of the Innovative Request.

The parcel is located within an area denoted as "Parcel 6" on the approved rezoning plan. Parcel 6 contains Innovative setback provisions including a 25 ft rear yard. Decks are allowed to encroach 25% of the depth of the rear yard. The existing deck is approximately 18 ft from the rear property line, encroaching more than 25% of the rear yard. The applicant is requesting a reduction in the rear yard from 25 ft to 21 ft to bring the deck into compliance and accommodate a screened porch over the area with the existing deck. The applicant is requesting a reduction to the rear yard as it pertains specifically to unenclosed structures without roofs, such as decks, from 25 ft to 12 ft to accommodate a new deck and/or patio. With the reduction to 12 ft and 25% allowed encroachment, a new deck could be 9 ft from the rear property line.

Staff received a survey showing the proposed 21 ft rear yard and 12 ft rear yard for unenclosed structures without roofs. There are other homes in the neighborhood with similar screened in porches, decks and patios that are as close or closer to adjacent property lines.

PROFESSIONAL LAND SURVEYOR



WOOD FENCE  
TIES IN 1.4'-  
OVER P/L

LOT 42  
BLOCK 8  
MB 26 PG 675  
PARCEL ID  
#223-462-42

LOT 47  
BLOCK 8  
MB 26 PG 675  
PARCEL ID  
#223-462-47

12' RY FOR UNENCLOSED  
STRUCTURES  
WITHOUT ROOFS,  
SUCH AS DECKS AND PATIOS.

### LEGEND

RF	REBAR FOUND
NF	NAIL FOUND
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
SY	SIDE YARD
RY	REAR YARD
P/L	PROPERTY LINE

☐ UTILITY BOX  
☒ HVAC  
☐ WATER METER  
☐ TELEPHONE PED.

 BOUNDARY  
 ADJOINER  
 RIGHT OF WAY  
 FENCE(LABELED)

LOT 43  
BLOCK 8  
MB 26 PG 675  
PARCEL ID  
#223-462-43

STANETTE DRIVE  
50' PUBLIC R/W  
per MB 26 PG 675

## NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED