

VARIANCE REQUEST APPLICATION

(1) Landowner Information:

Name Morgan Randell
Address 701 Rosswood Road
Chapel Hill, NC 27516
E-Mail mgnran@gmail.com
Phone No: (H) 919 704-0751
(W) _____
(M) _____

(2) Applicant Information:

Name same
Address _____
E-Mail _____
Phone No. (H) _____
(W) _____
(M) _____

(3) Property Identification:

911 address 701 Rosswood Road
SR Name _____
SR Number _____
Township North Williams
Acreage 1.99
Flood Map # NA
Flood Zone _____ Map Date _____

Parcel # 2694
P.I.N. # 9776-16-0019
Deed Book 1008 Page 0463 Yr 1999 and 2003
Plat Book 2003 Page 0463
Zoning District r-2
Watershed District University Lake

(4) Directions to Property: Rosswood dirt road, uphill past the pond. tan house with white trim

(5) Text of Ordinance to be varied: Location of accessory

Name of Ordinance: buildings

Section 10.2 Page 36

Language Open structures may be located in the required yards provided they are at least 10 feet from any street or property line.

(6) Reasons for the requested variance: In the space below and on additional paper if needed, describe the reasons for the request and why you think it is justified. For a zoning variance address Section 18.3 (B) of the Zoning Ordinance. For a subdivision variance, address Section 1.13A of the Subdivision Ordinance.

see attached letter

(7) Attach the following:

- Written description of property from deed or survey
- Map of property at a scale of not less than 1 inch equals 400 feet
- List of names and addresses of current adjoining property owners

I hereby certify that I am making application for the landowner or myself and that the information provided is complete and the statements given are true to the best of my knowledge.

[Signature]
Signature

7-17-24
Date

Owner/Authorized Agent

The following must be signed by the owner if person other than the owner is making this application.

I hereby certify that _____ is an authorized agent for said property and is permitted by me to file this application.

Owner's Signature

Date

Chatham County Planning Department
PO Box 54
Pittsboro NC 27312

Dear Sir or Madam,

My family and I have lived here since 1999. We have done many improvements to our home and gotten permits for them. In 2020, I built an open structure lean to or “canopy” as defined in the zoning ordinance onto the side of my shed for the purpose of covering up my boat. I should have gotten a permit but did not. I regret that and I apologize.

Recently I applied for a permit to upgrade my electrical service. The planning person noticed my canopy roof while looking at the GIS arial view of my property from their computer. At the time it appeared that my canopy roof extended well over the property line. Dorian McLean visited my property and sent me a notice of violation.

When my wife found and looked at our 2003 survey she noticed that the line on the GIS arial view was wrong by about 30 feet. So, I asked the GIS tax map dept to look into it and they did redraw the line. **Now the GIS line shows that the canopy is entirely on my property.**

Unfortunately, that was still not good enough. I am still slightly out of compliance because just one corner of the canopy roof extends a bit into the 10 foot buffer zone for open structures according to the zoning rules. I think the roof overhang is still about 5 feet away from the property line and the post holding it up probably is 10 feet off the line. It is hard to tell exactly where the line is. There is nothing else around there but woods.

On Tuesday, July 16th, I talked with my adjoining neighbor (Lee Meredith – 496 Valley Meadow) about all of this, and he is ok with the idea of me getting a variance.

The spot where I park my boat is the best spot for it. Parking a boat is not easy, you can’t just drop it any place you want it to be. My property has a septic system and repair area to avoid and elevation issues. During my first three years of boat ownership, I strung up a heavy-duty tarp over it. The tarp blew loose in storms, it looked bad, it fell apart in the sun and it leaked.

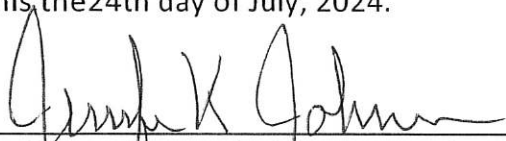
Please consider my application for a hardship variance. This canopy is just barely into the buffer zone, it is safe and I don’t have an alternative spot to build one. Dismantling it would be a lot of work and not make anybody better off. I would seriously be happy to pay a fine and do 40 hours of community service if it would help me to get a variance.

Sincerely,
Morgan Randell
701 Rosswood Rd
Chapel Hill, NC 27516
919-704-0751

I, Jenifer K Johnson, Clerk to the Board of Commissioners of Chatham County, North Carolina do hereby certify that this is a true and correct copy of the Appeal Application from Morgan Randell, Applicants received July 24, 2024 the original of which is now on file in the office of the Clerk to the Board of Chatham County, North Carolina.

In witness hereof, I have hereunto set my hand and affixed the official seal of Chatham County, North Carolina.

This the 24th day of July, 2024.



Jenifer K Johnson, Clerk to the Board
Chatham County



MORGAN RANDELL
701 ROSSWOOD RD.
CHAPEL HILL, NC 27516
PH. 919-929-6181

1071

66-19/630 NC
1100

Pay to the order of Chatham County \$ 500.00
Five Hundred Dollars



ACH R/T 053000196

Memo Variance Request

NOT

MP

Clerk of Board of Commissioners

Ingrie - dropped of by Morgan Randall 7/19/24

RECEIVED
7/19/24

Ken Doh