



**BOARD OF ADJUSTMENT
AGENDA**

**Kannapolis City Hall
Laureate Center - Kannapolis, N.C.**

Tuesday October 5, 2021 at 6:00 PM

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval of Minutes – August 3, 2021**
- 5. Public Hearing:**
 - a. BOA-2021-14 – Variance – 810 & 812 Marie Ave.**

Public hearing is to consider a request for a variance from Article 4, Table 4.7-1 of the Unified Development Ordinance to adjust the property line between the two properties to eliminate an encroachment. The subject properties are located at 810 Marie Ave. and 812 Marie Avenue, measure approximately 0.276 and 0.184 +/- acres and are more specifically identified as Rowan County Parcel Identification Numbers 151 296 and 151 297, respectively.
- 6. Training**
- 7. Planning Director Update**
- 8. Other Business**
- 9. Adjourn**



**Board of Adjustment
October 5, 2021**

Staff Report

TO: Board of Adjustment

FROM: Ryan Lipp, Senior Planner

**SUBJECT: Case# BOA-2021-14: 810 and 812 Marie Ave.
Applicant: Alan M. Presel (Brock & Scott, PLLC)**

Request for a variance from the provisions of Article 4, Table 4.7-1 *Dimensional and Density Standards* of the Unified Development Ordinance (UDO).

A. Actions Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record
2. Motion to approve/revise Findings of Fact proposed by Planning Staff
3. Motion to approve (approve with conditions) (deny) the issuance of the variance
4. Motion to issue Order for Approval

B. Required Votes to Pass Requested Action

Per NCGS § 160D-406, the concurring vote of four-fifths of the board shall be necessary to grant a variance. Six votes are required to approve or deny the requested actions.

C. Background

The applicant, Alan M. Presel with Brock & Scott, PLLC, is requesting a variance from Article 4, Table 4.7-1 of the Unified Development Ordinance (UDO), which requires a minimum 10-foot side setback for properties located within the Residential Medium Density (RM-2) zoning district in order to adjust a dividing line between two (2) parcels. The parcels are further identified as Rowan County Parcel Identification Numbers 151 296 and 151 297 and measure approximately .276 +/- acres and 0.184 +/- acres, respectively. Currently there is a building encroachment from 812 Marie Ave. onto 810 Marie Ave. The applicant wishes to rectify this, but in doing so, the lots will not meet minimum setback standards. The lots have existed in their current configurations since prior to the adoption of the UDO. Furthermore, 812 Marie Ave does not currently meet the minimum lot area of 10,000 feet required by Article 4, Table 4.7-1. The lot adjustment will bring 812 Marie into conformance with this standard.

D. Fiscal Considerations

None

E. Policy Issues

Staff Findings of Fact - Based on application review

Yes No

 Unnecessary hardship would result from the strict application of the ordinance.

The current homes have existed in their current configuration since prior to the adoption of the current ordinance. If a variance is not granted, the lots will continue to be non-conforming, and the encroachment will remain.

 The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

The current homes have existed in their current configuration since prior to the adoption of the current ordinance. The orientation of the homes with respect to the current shared property line creates an encroachment unique to these lots.

 The hardship did not result from actions taken by the applicant or the property owner.

The current homes have existed in their current configuration since prior to the adoption of the current ordinance. There is no record that any actions by the current owner(s) caused the hardship.

 The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved and will preserve its spirit.

The requested variance is consistent with the spirit, purpose and intent of the UDO. The variance will bring the existing lots more into conformance, eliminate the encroachment, and prevent any future litigation between future property owners.

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether a variance is warranted, the Board must decide that each of the four criteria as outlined below has been met. If the Board concurs completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the four criteria below. Should a variance be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.

Yes

No

Unnecessary hardship would result from the strict application of the ordinance.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

The hardship did not result from actions taken by the applicant or the property owner's own actions.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

F. Legal Issues

None

G. Recommendation

Based on the above findings, staff is supportive of the requested variance. However, the Board of Adjustment should consider all facts and testimony after conducting the public hearing and render a decision accordingly.

H. Attachments

1. Variance Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Site Plan
6. List of Notified Properties
7. Notice to Adjacent Property Owners
8. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
Assistant City Manager	X
City Attorney	X



Variance Permit

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on this form below are submitted with your application. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

VARIANCE PERMIT REQUEST

Variance – Request for Variance as required by Section 3.7 of the Unified Development Ordinance (UDO).

Approval authority – Board of Adjustment.

Property Address: 810 Marie Avenue, Kannapolis, NC 28083

Applicant: Alan M. Presel, on behalf of property owner Phillip Morris.

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- Variance Checklist and Application – Complete with all required signatures
- Plot/Site Plan showing the variance
- Fee: \$325.00 (\$300 Application Fee + notification fee [see Fee Schedule])

PROCESS INFORMATION


Public Notification: This is a quasi-judicial process that requires a public hearing and public notification including first-class mailed notice to adjacent property owners and a sign posted prominently on the property (Section 3.1.5.2 of the UDO).

Review Process: All applications will be reviewed for compliance and then forwarded to the Board of Adjustment for consideration at a public hearing which is held monthly on the 3rd Tuesday at 6:00pm in City Hall Laureate Center. The application and all fees must be paid prior to scheduling the public hearing.

Action by Board of Adjustment: After conducting a public hearing, the Board of Adjustment may: deny the application; conduct an additional public hearing on the application; approve the application; or approve the application with conditions.

Scope of Approval: A concurring vote of four-fifths of the members of the Board shall be necessary to grant a variance. A variance is not a right. It may be granted to an applicant only if the applicant establishes compliance with the hardship criteria established in NCGS §160A-388(d). (See Variance application for hardship criteria.).

By signing below I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature: 

Date: 8/23/21



VARIANCE APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Alan M. Presel (Attorney for owner of 812 Marie Ave.)

Address: Brock & Scott, PLLC
8757 Red Oak, Blvd 150, Charlotte, NC 28217

Phone: 704-643-0290 ext. 1009

Email: Alan.Presel@brockandscott.com

Property Owner Contact Information same as applicant

Name: Phillip Morris

Address: 68 Robinson Dr. SW
Concord, NC 28027

Phone: 704-791-2089

Email: phillipmorris1984@yahoo.com

Project Information

Project Address: 810 Marie Avenue, Kannapolis, NC 28083 Zoning District RM-2 - Residential Medium Dens

Parcel PIN: 151 296 Size of property (in acres): 0.276

I, U.S. Bank Trust, N.A. as Trustee for LSF11 Master Participation Trust, hereby petition the Board of Adjustment for a Variance from the literal provisions of the Unified Development Ordinance because, under the interpretation given to me by the Planning Administrator, I am prohibited from using the parcel of land described above in a manner shown by the plot plan attached.

Ordinance provision(s) from which a variance is requested: Unified Development Ordinance. Table 4.7-1.

Building Setbacks, Accessory Structures, Min. Interior Sideyard Setback = 5 feet.

This is what I want to do (attach separate sheet if necessary): The outlined area on the attached Survey is to be conveyed from Phillip Morris (owner of 810 Marie Ave.) to U.S. Bank Trust, N.A., as Trustee for LSF11 Master Participation Trust (owner of 812 Marie Ave.) to cure an encroachment - the corner of the house on 812 Marie sits on the adjacent tract of 810 Marie Ave.

APPROVAL CRITERIA

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Variance. The Board is required to reach four conclusions before it may issue a Variance. In the spaces provided below, indicate the *facts* that you intend to show and the arguments that you intend to make to convince the Board that it can properly reach these four required conclusions:

1. Unnecessary hardship would result from the strict application of the ordinance.

It shall not be necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property. [It is *not* sufficient that failure to grant the Variance simply makes the property less valuable.] (State *facts* and arguments in support of this conclusion)

Without a variance, there is no method to prevent an issue -- either the house will continue to encroach upon the adjacent tract, or post-land transfer there will be a setback violation caused by the house on 812 Marie Ave. and carport/house on 810 Marie Ave. being too close to their property lines.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a Variance. (State *facts* and arguments to show that the Variance requested represents the least possible deviate from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the Variance is granted, will not substantially detract from the character of the neighborhood.)

A setback violation should be more desirable than an encroachment issue.

Requiring movement or removal of structures is not a reasonable resolution.

3. The hardship did not result from actions taken by the applicant or the property owner.

The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. (State *facts* and arguments in support of this conclusion.)

The owner of 812 Marie Ave. acquired the property through a foreclosure of its Deed of Trust.

The carport has been in place for many years, including long before the owner of 812 Marie Ave. acquired its property through foreclosure.

4. The requested Variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

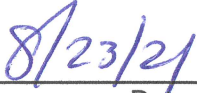
(State *facts* and arguments to show that, on balance, if the Variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

Denial of the variance would require the encroachment to continue and potentially result in litigation between the parties (or future owners). Granting a setback variance is consistent with spirit, purpose and intent of the ordinance.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief.



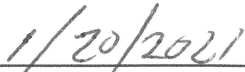
Applicant Signature



Date



Property Owner Signature



Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

Variance Permit

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Approval authority – Board of Adjustment.

Property Address: 812 Marie Avenue, Kannapolis, NC 28083
Applicant: Alan M. Presel, attorney for property owner U.S. Bank Trust, N.A. as Trustee...

SUBMITTAL CHECKLIST

- Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- Variance Checklist and Application – Complete with all required signatures
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PROCESS INFORMATION

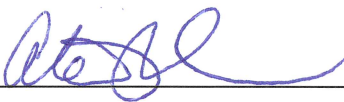
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By signing below I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature:  Date: 8/23/21



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350
planningapps@kannapolisnc.gov

VARIANCE APPLICATION

Approval authority – Board of Adjustment

Applicant Contact Information

Name: Alan M. Presel (Attorney for property owner)

Address: Brock & Scott, PLLC

8757 Red Oak, Blvd 150, Charlotte, NC 28217

Phone: 704-643-0290 ext. 1009

Email: Alan.Presel@brockandscott.com

Property Owner Contact Information same as applicant

Name: U.S. Bank Trust, N.A. as Trustee for LSF11 Master Participation Trust

Address: c/o Caliber Homes Loans

13801, Wirelss Way, Oklahoma City, OK 73134

Phone: 800-401-6587

Email: _____

Project Information

Project Address: 812 Marie Avenue, Kannapolis, NC 28083

Zoning District RM-2 - Residential Medium Dens

Parcel PIN: 151 297

Size of property (in acres): 0.18

I, U.S. Bank Trust, N.A. as Trustee for LSF11 Master Participation Trust, hereby petition the Board of Adjustment for a Variance from the literal provisions of the Unified Development Ordinance because, under the interpretation given to me by the Planning Administrator, I am prohibited from using the parcel of land described above in a manner shown by the plot plan attached.

Ordinance provision(s) from which a variance is requested: Unified Development Ordinance. Table 4.7-1.

Building Setbacks, Principal Structures, Min. Interior Sideyard Setback = 10 feet.

This is what I want to do (attach separate sheet if necessary): The outlined area on the attached Survey is to be conveyed from Phillip Morris (owner of 810 Marie Ave.) to U.S. Bank Trust, N.A., as Trustee for LSF11 Master Participation Trust (owner of 812 Marie Ave.) to cure an encroachment - the corner of the house on 812 Marie sits on the adjacent tract of 810 Marie Ave.

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It shall not be necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property. [It is *not* sufficient that failure to grant the Variance simply makes the property less valuable.] (State *facts* and arguments in support of this conclusion)

Without a variance, there is no method to prevent an issue -- either the house will continue to encroach upon the adjacent tract, or post-land transfer there will be a setback violation caused by the house on 812 Marie Ave. and carport/house on 810 Marie Ave. being too close to their property lines.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a Variance. (State *facts* and arguments to show that the Variance requested represents the least possible deviate from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the Variance is granted, will not substantially detract from the character of the neighborhood.)

A setback violation should be more desirable than an encroachment issue.

Requiring movement or removal of structures is not a reasonable resolution.

3. The hardship did not result from actions taken by the applicant or the property owner.

The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. (State *facts* and arguments in support of this conclusion.)

The property owner acquired the property through a foreclosure of its Deed of Trust.

The property owner has been informed that the subject house
has encroached upon the adjacent tract for approximately 100 years.

4. The requested Variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

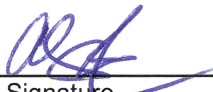
(State *facts* and arguments to show that, on balance, if the Variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

Denial of the variance would require the encroachment to continue and potentially result in litigation


between the parties (or future owners). Granting a setback variance is consistent with spirit, purpose and intent

of the ordinance. Also, the applicant has been informed that the encroachment has existed for approximately 100 years.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief.


Applicant Signature

8/23/21
Date


Property Owner Signature Lonna Cross AVP

1/28/2021
Date

For Staff Use Only:

Filing Fee: _____

Receipt #: _____

Case #: _____

Date Received: _____



Vicinity Map

Case Number: BOA-2021-14

Applicant: Alan M. Presel

810 & 812 Marie Ave.



MARIE AVE

SITE

SITE



Kannapolis Current Zoning

Case Number: BOA-2021-14

Applicant: Alan M. Presel

810 & 812 Marie Ave.





Kannapolis 2030 Future Land Use Map

Case Number: BOA-2021-14

Applicant: Alan M. Presel

810 & 812 Marie Ave.



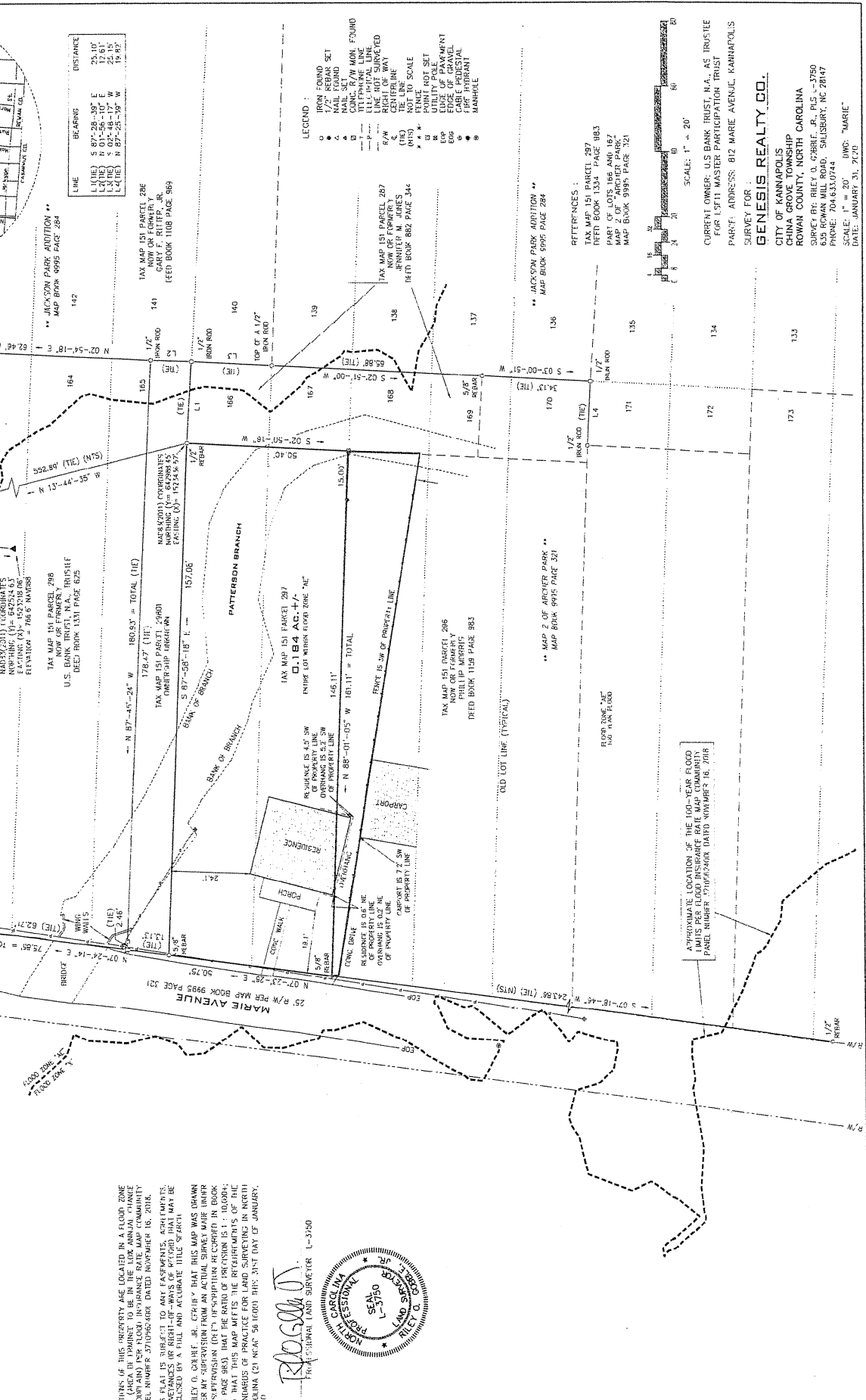
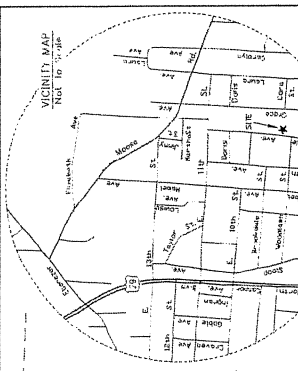
SITE

SITE

Urban Residential

MARIE AVE

WOODLAWN ST



LINE	BEARINGS	DISTANCE
L1 (1E)	S 87°-45'-21" E	172.81'
L2 (1E)	S 01°-26'-10" E	12.81'
L3 (1E)	S 02°-48'-17" W	22.15'
L4 (1E)	N 87°-35'-59" W	19.97'

- LEGEND:
- IRON FOUND
 - ◐ 1/2" REBAR SET
 - ◑ CONCRETE
 - ◒ NAIL SET
 - ◓ CONC. R/W MON. FOUND
 - FULLY SURVEYED
 - - - - - UNL. FULLY SURVEYED
 - LINE NOT SURVEYED
 - R/W
 - EJECTOR WAY
 - (1E) THE LINE
 - (1S) NOT TO SCALE
 - POINT NOT SET
 - ⊗ UTILITY FULLY SURVEYED
 - ⊘ UTILITY NOT SURVEYED
 - ⊙ EDGE OF GRAVEL
 - ⊚ CABLE PEDIMENT
 - ⊛ MANHOLE

REFERENCES:
 TAX MAP 151 PARCEL 287
 REB BOOK 1334 PAGE 183
 PART OF LOTS 166 AND 167
 MAP 2 OF "ARCHER PARK"
 MAP BOOK 9995 PAGE 321

SCALE: 1" = 20'
 CURRENT OWNER: US BANK TRUST, N.A. AS TRUSTEE
 FOR 15711 MASTER PARTICIPATION TRUST
 PARTY: ADDRESS: 812 MARIE AVENUE, KANNAPOLIS
 SURVEY FOR:
GENESIS REALTY CO.
 CITY OF KANNAPOLIS
 CHINA GROVE TOWNSHIP
 ROWAN COUNTY, NORTH CAROLINA
 SURVEY BY: RILEY O. CORRELL, JR., PLS. L-3750
 639 ROMAN MILL ROAD, SALISBURY, NC 28147
 PHONE: 704.633.0744
 SCALE: 1" = 20'
 D.W.C. "MARIE"
 DATE: JANUARY 31, 2018

1. RILEY O. CORRELL, JR., CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO VERIFY THE SHOT:

- CLASS OF SURVEYING INSTRUMENTS USED
- DATE OF SURVEY
- TYPE OF FIELD MEASUREMENT (GPS/STATIC)
- DATE OF SURVEY (01.31.18)
- DATE OF SURVEY (01.31.18)
- DATE OF SURVEY (01.31.18)
- DATE OF SURVEY (01.31.18)
- DATE OF SURVEY (01.31.18)
- DATE OF SURVEY (01.31.18)
- DATE OF SURVEY (01.31.18)

DATE: 01/31/2018
 RILEY O. CORRELL, JR., PLS. L-3750

PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 271090-0000 DATED NOVEMBER 18, 2018. THIS PLAN IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, CONVEYANCES OR RIGHTS-OF-WAYS OF RECORD THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

I, RILEY O. CORRELL, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO VERIFY THE SHOT:

DATE: 01/31/2018
 RILEY O. CORRELL, JR., PLS. L-3750

PROFESSIONAL SURVEYOR
 RILEY O. CORRELL, JR.
 PLS. L-3750
 STATE OF NORTH CAROLINA

OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
HUMBERTO & ANGELINA AMAYA	1311 CENTRAL DR	KANNAPOLIS	NC	28083-3740
AMANDA BEAVER	806 MARIE AVE	KANNAPOLIS	NC	28081
BLUTO RENTALS LLC	PO BOX 5897	CONCORD	NC	28027-1514
HARRIET BONER	805 GRACE AVE	KANNAPOLIS	NC	28083-3007
MICHAEL DISMUKE	16551 RUSSELL CT	SAN LEANDRO	CA	94578-1531
ROBERT JR & PATTI EDMISTON	807 GRACE AVE	KANNAPOLIS	NC	28083-3007
CARLOS GONZALEZ & DORA SANTIBANES	1401 JACKSON ST	KANNAPOLIS	NC	28083
GRISELDA GUTIERREZ	78 CENTRAL AV	CHINA GROVE	NC	28023-2304
COREY & KRISTA HILL	420 CAMELOT DR	SALISBURY	NC	28144
JAMES & ESTELLA HOUCK	905 GRACE AVE	KANNAPOLIS	NC	28083-3009
J&B INVESTMENTS LLC	PO BOX 1147	CONCORD	NC	28026
JENNIFER M JONES	163 RIVER BIRCH CIR	MOORESVILLE	NC	28115-5758
DARRICK & CRYSTAL LEAK	1302 WOODLAWN ST	KANNAPOLIS	NC	28083
DOMINGO & ADRIANA MACEDO	2312 MOOSE RD	KANNAPOLIS	NC	28083-9781
ALBERTO MACIAS	9503 HUNTSHAM RD	CHARLOTTE	NC	28227-4182
JENNIFER MATA	808 MARIE AVE	KANNAPOLIS	NC	28083-0000
PHILLIP MORRIS	68 ROBINSON DR SW	CONCORD	NC	28027-0000
OBSIDIAN EQUITIES LLC	6614 JERIMOTH DR	CHARLOTTE	NC	28215-3278
RONALD PERRY	2015 W C ST	KANNAPOLIS	NC	28081
MICHAEL & ALBA PINEDA	1305 WOODLAWN ST	KANNAPOLIS	NC	28083-0000
JUSTIN & ELIZABETH PORTER	1309 JACKSON ST	KANNAPOLIS	NC	28083-2928
GARY JR & KRISTINA RITTER	901 GRACE AVE	KANNAPOLIS	NC	28083
JAMES SECOOLISH	903 GRACE AV	KANNAPOLIS	NC	28083
MITCHELL & MARCIE SIMMONS	804 MARIE AV	KANNAPOLIS	NC	28083
DAVID & GRACE SPRINKLE	907 GRACE AVE	KANNAPOLIS	NC	28083
ROBERT STEGALL	1304 WOODLAWN ST	KANNAPOLIS	NC	28083-2969
US BANK TRUST NA TRUSTEE C/O HUDSON HOMES MGT LLC	3701 REGENT BLVD #200	IRVING	TX	75063
FRANK WALTON	803 GRACE AV	KANNAPOLIS	NC	28083-3007
FAYI ZHANG	10838 TAVERNAY PKWY	CHARLOTTE	NC	28262-4449
BROCK & SCOTT, PLLC ATTN: ALAN M. PRESEL	8757 RED OAK BLVD, STE 150	CHARLOTTE	NC	28217



KANNAPOLIS
Planning

September 21, 2021

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing at 6:00 PM on Tuesday October 5, 2021 at City Hall, located at 401 Laureate Way, for the following case:

BOA-2021-14 - Variance – 810 and 812 Marie Avenue

This public hearing is to consider a request for a variance from Article 4, Table 4.7-1 of the Unified Development Ordinance to adjust the property line between the two properties to eliminate an encroachment. The subject properties are located at 810 Marie Ave. and 812 Marie Avenue, measure approximately 0.276 and 0.184 +/- acres and are more specifically identified as Rowan County Parcel Identification Numbers 151 296 and 151 297, respectively. **(Please see reverse side of this letter for vicinity map showing the location of this property.)**

You are being notified because you are an abutting property owner.

NOTE: IN ORDER TO COMPLY WITH FEDERAL, STATE AND LOCAL RESTRICTIONS IMPOSED IN RESPONSE TO THE COVID-19 VIRUS, SOCIAL DISTANCING PRACTICES WILL BE OBSERVED DURING THIS MEETING.

If you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350

Sincerely,



Ryan Lipp
Senior Planner

Enclosure

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event



Variance

Case Number: BOA-2021-14

Applicant: Alan M. Presel

810 & 812 Marie Ave.





BOARD OF

ADJUSTMENT

**PUBLIC HEARING
INFORMATION**

CALL 704-920-4350

CASE #BOA-2021-14