



**TOWN OF WEDDINGTON
SPECIAL MEETING
BOARD OF ADJUSTMENT
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
MONDAY OCTOBER 26, 2026 6:00 P.M.
AGENDA**

1. Call the Meeting to Order
2. Determination of a Quorum
3. Consideration of Zoning Variance Application requesting a variance from Section D-703E, minimum rear yard setback for the property located at 713 Brown Creek Drive (parcel id #06120333).
4. Adjournment

TOWN OF WEDDINGTON

Zoning Variance Application

This application is required for all variance applications. Completed applications along with all associated submittal requirements, must be submitted via the Town's Self-Service Permitting Portal.

No application shall be considered complete unless accompanied by the application fee in the amount of \$715.00. An additional fee to cover necessary public notification costs shall also be required prior to the application being heard before the Board of Adjustment. In addition to these fees and application, the following items shall also be required:

- ☐ A scaled survey drawn by, and certified as correct, a surveyor or engineer registered in the State of North Carolina, which shows property dimensions, boundaries, and existing and proposed building/additions; and illustrates the variance requested.
- ☐ A map clearly showing the subject property and all contiguous property on either side and all property across the street or public right-of-way from the subject property.

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. The applicant, by filing this application, agrees to comply with all applicable requirements of the Unified Development Ordinance.

APPLICANT INFORMATION

Name: Kalyan Yadavalli

Mailing Address: 713 Brown Creek Dr, Matthews, NC 28104

Phone Number: 757-289-7078 Email: kalyan.yadavalli@gmail.com

PROPERTY OWNER INFORMATION *(if different from applicant)*

Name: _____

Mailing Address: _____

Phone Number: _____ Email: _____

SUBJECT PROPERTY INFORMATION

Location: 713 Brown Creek Dr, Matthews, NC 28104

Parcel Number: 06-120-333

Existing Zoning: RCD/R40

Use of Property: Single-family residential

VARIANCE INFORMATION

1. What Section(s) of the UDO would that variance be from?
Section D-703, Table 2 - applicable side-yard setback requirement.
Request: maintain approx. 7-ft side setback instead of 12 ft.
2. What is the reason for the variance?
The existing home and covered porch are approx. 7 ft from the side property line. The proposed 26 x 16 sunroom will replace the porch, continue the same building line, and not move closer.
3. If the variance is granted, how is it proposed that the property will be used?
The property will remain a single-family residence. No change in use is proposed.
4. What improvements have been (will be) constructed on the property?
Replace the existing covered porch with a 26 x 16 enclosed sunroom, maintaining the existing building line. Submitted plat, plans, photos/renderings and HOA-approved design show the location and how it will look on the property.
5. Per UDO Section D-705D(1), when unnecessary hardships would result from carrying out the strict letter of a zoning regulation, the Board of Adjustment shall vary any of the provisions of the zoning regulation upon a showing of all the following:
 - a. The hardship would result from the strict application of the regulation. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
Section D-703, Table 2 – required side-yard setback for the RCD/R-40 zoning district.
The requested variance is to allow an approximately 7-foot side-yardsetback in lieu of the required 12-foot setback.

- b. 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. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

The existing residence and covered porch are located approximately 7 feet from the side property line.

The proposed 26' x 16' sunroom will replace the existing covered porch and follow the established building line without extending any closer to the side property line. Requiring the proposed sunroom to meet the current 12-foot setback would require the addition to be shifted approximately 5 feet inward from the existing building alignment, resulting in an irregular and impractical configuration relative to the existing residence.

- c. 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.

The setback condition was not created by the applicant. The house and covered porch were originally

constructed and approved at approximately the existing 7-ft building line before this improvement. The

proposed sunroom replaces the porch and does not create or increase the existing setback condition.

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

The existing covered porch will be removed and replaced with a 26'x16' enclosed sunroom. The

proposed sunroom will maintain the existing approximately 7-foot building line and will not

extend closer to the side property line than the existing residence and covered porch.

6. Per UDO Section D-705D(2), no change in permitted uses may be authorized by variance.
7. Per UDO Section D-705D(3), no variances shall be granted by the Board of Adjustment for the following:
- a. Setbacks for signs and areas and/or height of signs.
 - b. Setbacks for Essential Services, Class III.
8. Per UDO Section D-705D(4), no variance for setbacks shall be granted which allows the applicant to reduce the applicable setback by more than 50 percent.
9. Per UDO Section D-705D(5), appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.
10. Per UDO Section D-705D(6), any order of the Board of Adjustment in granting a variance shall expire if a zoning permit, or certificate of occupancy for such use if a zoning permit is not required, has not been obtained within one year from the date of the decision.

11. Per UDO Section D-705D(7), the Board of Adjustment shall hold a hearing on all complete applications no later than 40 days after the application has been filed with the zoning administrator unless consented to by the applicant.

CERTIFICATION

I HEREBY CERTIFY that all the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all applicable requirements of the Weddington Unified Development Ordinance concerning this proposal, and I acknowledge that any violation of such will be grounds for revoking any approvals or permits granted or issued by the Town of Weddington.

Kalyan Yadavallinagendra 9/2/2026

Applicant

Date

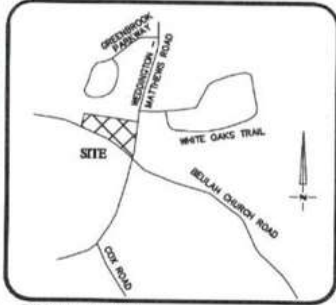
Kalyan Yadavallinagendra 9/2/2026

Property Owner(s)

Date

WEDDINGTON
North Carolina

I, WILLIAM T. POWELL, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ ETC)(OTHER); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK P, PAGE 312-314; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7,500±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26TH DAY OF JULY, A.D., 2021.

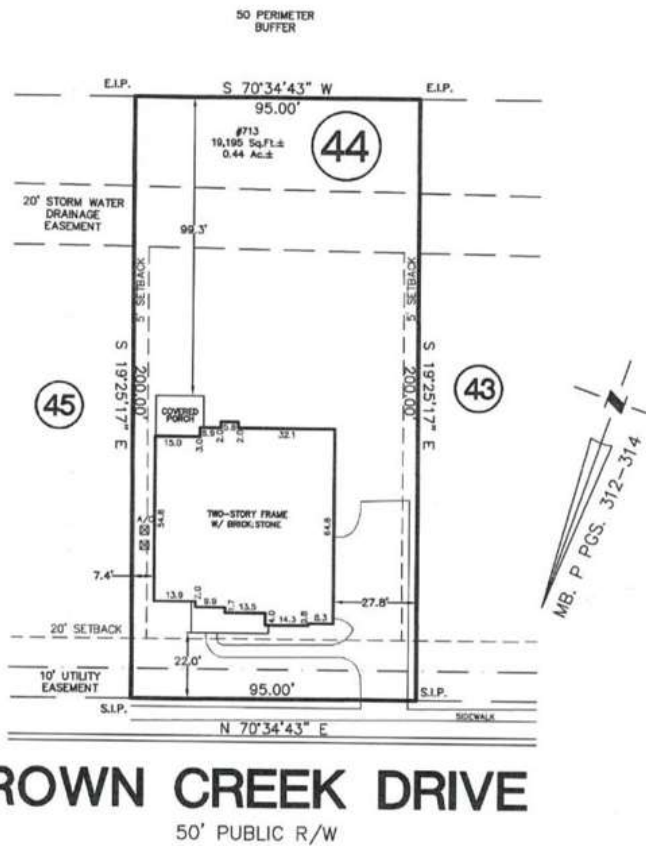


VICINITY MAP
Not To Scale

BY William T. Powell, Jr. (PLS)
WILLIAM T. POWELL, JR. NCPLS L-3981

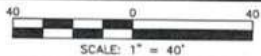
LEGEND

E.I.P. EXISTING IRON PIN
E.C.M. EXISTING CONCRETE MONUMENT
S.I.P. SET IRON PIN
P.D.E. PUBLIC DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
F.P.E. FLOOD PROTECTION ELEVATION
CLOSURE EXCEEDS 1' IN 10,000'
PROPERTY LINE
ADJOINER PROPERTY LINE BY DEED OR PLAT



BROWN CREEK DRIVE
50' PUBLIC R/W

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED



EASTOVER
LAND SURVEYING COMPANY, P.A.
LAND SURVEYORS - PLANNERS (C-1833)
10430 PARK ROAD, SUITE #300
CHARLOTTE, NORTH CAROLINA 28210
PHONE (704) 927-8080
FAX (980) 309-0842

PHYSICAL SURVEY
FOR

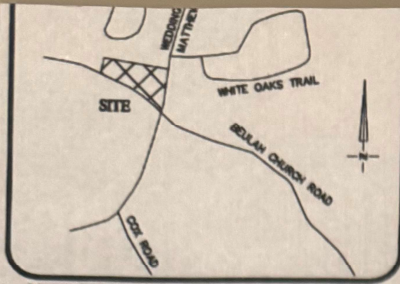
LOT 44, HARLOW'S ESTATES, PHASE 2
Town of Weddington, Sandy Ridge Township, Union County, North Carolina
PROPERTY OF: KALYAN YADAVALLI NAGENDRA & DIVYA JOSYALA
MAP BOOK P PAGE 312-314 DEED REFERENCE _____

DRAWN BY: ERG

DATE: 7/26/21

Plzsh

X Kalyan Yadavallinagendra X Divya

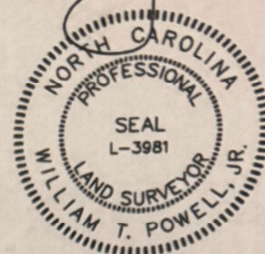


VICINITY MAP
Not To Scale

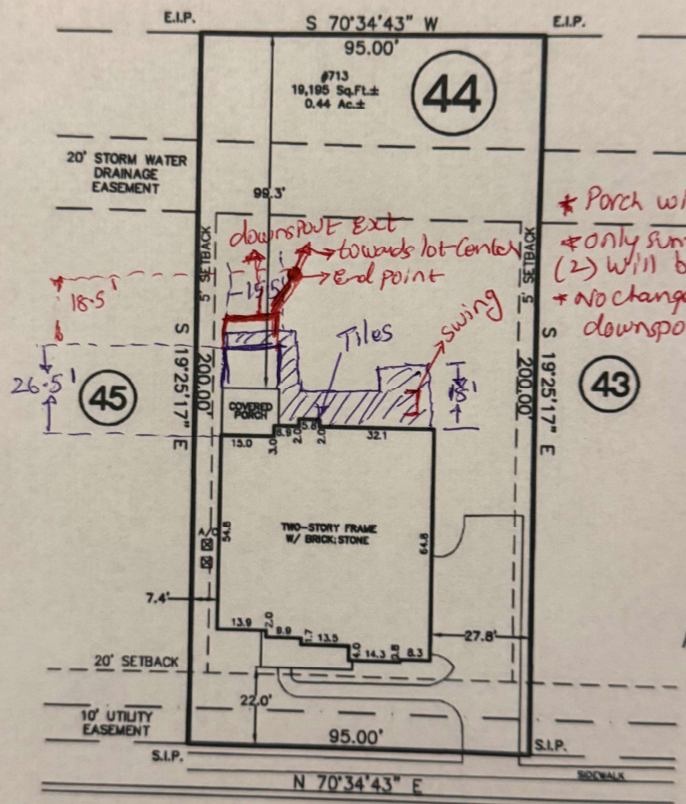
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LEGEND

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- F.P.E. FLOOD PROTECTION ELEVATION
- CLOSURE EXCEEDS 1' IN 10,000'
- PROPERTY LINE
- ADJOINER PROPERTY LINE BY DEED OR PLAT



50 PERIMETER
BUFFER

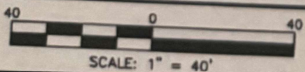


MB, P PGS. 312-314

BROWN CREEK DRIVE

50' PUBLIC R/W

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SCALE: 1" = 40'

EASTOVER

PHYSICAL SURVEY

FOR

LOT 44, HARLOW'S ESTATES, PHASE 2
Town of Weddington, Sandy Ridge Township, Union County, North Carolina







