

Addendum to Amended Application for Density Averaging Certificate

DA 20-01

15710 Pine Street, Huntersville, North Carolina

When the house was built in 2007, there was a large concrete pour. In 2020, Laurie Martin, the then-owner of the property, learned for the first time that the amount of impervious surface area on the property exceeds the allowable amount. The excess impervious has existed since 2007 and was approved when the County issued a Certificate of occupancy. We wish to obtain a Density Averaging Certificate in lieu of obtaining a variance. Thomas Almond owns a nearby property, 16401 Terry Lane, and he has agreed to the impervious transfer as part of a Density Averaging Certificate. Laurie Martin submitted the original application while she was the owner of the property. She sold the property to her co-applicants Dr. Mitchell W. Spahn and his wife Sheryl M. Spahn. The closing occurred on November 17, 2020.

Per the survey from Don Allen & Associates dated December 17, 2020, the amount of existing impervious lot coverage for 15710 Pine Street is 5,979 square feet. This application seeks to increase the maximum impervious area limit for 15710 Pine Street by 1,300 square feet, which is to be received from 16401 Terry Lane. The new maximum impervious area limit for 15710 Pine Street is proposed to be 6,100 square feet and the new maximum impervious area limit for 16401 Terry Lane is proposed to be 6,763 square feet.