

## **Carswell Properties**

*3271 Pine Leaf Dr.*

*Maiden, NC 26850*

*704-483-5790*

July 30, 2025

Dear Catawba County Board Committee,

I, Clyde Carswell, am writing to you today to request a variance for my desired project. I need this building structure to accommodate my small business' current supplies and future supplies. It will also provide storage for my tools and business vehicles. Having access at my home residence will allow me to keep inventory accurate and secure as well as provide a secure location for my tools and vehicles.

Before I started this project, I went to the Catawba County Zoning Department numerous times. I asked multiple questions each visit, because this is my first time breaking ground on any project. I wanted to be thorough and meet the needed requirements for my project to be successful. I provided drawings and measurements each visit to verify I was within my allotted property lines. I asked about setbacks pertaining to septic, well, property lines and roadway to verify my building structure was far enough from each setback. The measurements seemed to align with the requirements put forth by the county of Catawba. I followed the steps required to obtain a permit. I requested an inspector so we could discuss the layout and setbacks. The inspector said everything looked good and I could start the groundwork process.

I hired a grading expert to begin the foundation work for the building structure. After a week of groundwork, I then established an inspection so the progress could continue. The new inspector said everything looked good, I could now start pouring the foundation. Later that day I received a failure due to the building structure being too close to the required roadway setback. I was unaware that an additional setback was required beyond the roadway setback. The required additional setback for the roadway is 20 feet. The foundation for my building structure is 13.68 feet from the additional setback. I am currently less than 7 feet shy of meeting the required setback, which is preventing me from going forward with my building structure.

I returned to the zoning department only to be informed that the inspector was correct. I was then informed that I should have had a surveyor involved. During my numerous trips to the zoning office, it was never discussed that a surveyor was needed. If I had known a surveyor was needed, I would have taken that step as well. It was suggested that I move the building structure back to offset the needed footage or scale back the size. I am unable to move the

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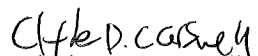
structure back due to the setback for future septic repairs. If I scale down the size of the structure, I will be unable to park my work vehicles.

I have already invested \$10,000 in groundwork and \$2,500 in building plans. As of now I have a hole with gravel and wood forms in my yard that is unusable until this misunderstanding is resolved. This project has turned into a nightmare. It's put me in a state of depression.

I thought I was following every step cautiously and correctly, only to be beaten down and informed I am in the wrong. This experience has caused stress due to the uncertainty of the outcome. I'm demoralized that I may have wasted my savings on nothing more than a hole containing gravel and wood forms. I have researched the cost of land in the area around my home. I cannot take on the financial burden of acquiring land elsewhere, the cost of additional groundwork and the cost of the building. As a small business it is important for me to have my supplies, tools and vehicles close by and secure. I am currently keeping my supplies and tools in a storage facility that was recently broken into. That uneasiness reaffirms my belief that I need my building structure to be successful.

As I place my plea before the committee, I ask that you please grant a variance for my building structure. Thank you for your time and consideration.

Sincerely,

  
Clyde D. Carswell