



August 5, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
7521 WINDYRUSH ROAD
TAX PARCEL NUMBER: 211-293-31
CASE NUMBER: 2019-053AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow a 0.8 foot encroachment of the front of the principal building into the 30-foot required (front) setback, required by the Ordinance Section 9.205(1)(e2), and shown on a Physical Survey of the property dated July 6, 2019, provided by the applicant..

The following facts warrant approval of the administrative deviation request:

1. The proposed deviation was caused by an inadvertent error that occurred during the construction of the residential structure.
2. The applicant's physical survey prepared by Brian McRorie, Land Surveyor, dated July 6, 2019, shows the encroachment into the 30-foot setback.
3. The setback encroachment was discovered when the above survey was completed.
4. The encroachment is minor and will not be easily detectable or visible.
5. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning Ordinance.

The administrative deviation approval was granted under Section 4.107 (Delegated Authority) of the City of Charlotte Zoning Ordinance. If any permits are required, please make sure that the annotation of this section is noted on the permit application. Please retain this letter as documentation that the administrative deviation for the encroachment was granted. If I can be of further assistance, please contact me at 704-336-8314.

Sincerely,

Lisa McCarter
Planning Coordinator