



March 1, 2019

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
4446 Applegate Road
TAX PARCEL NUMBER: 149-114-03
CASE NUMBER: 2019-012AD

Dear Mr. Bookout:

Your request for an administrative variance to allow a 1 foot encroachment of the right side of the principal building into the 5 foot minimum side yard, as required by the Ordinance Section 9.205(1)(f) and shown on a Physical Survey of the property dated August 28, 2018, has been granted.

My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The property is zoned R-4 (Single-Family) and is required a minimum 5 foot side yard by the Zoning Ordinance Section 9.205(1)(f).
2. On October 9, 2015, building permit B2861676 was issued for a 149 sq. ft. addition to the right side of the dwelling.
3. The project was inspected and issued a Certificate of Compliance on February 4, 2016.
4. The proposed deviation was caused by an inadvertent error that occurred during the construction of the addition for the residential structure.
5. The applicant's physical survey prepared by Bowden Surveying & Mapping, dated August 28, 2018, for the sale of the property, shows the 1 foot encroachment into the 5 foot setback.
6. The setback encroachment was discovered when the above survey was completed for the closing of the sale of the property by the current owners.
7. The encroachment is minor and will not be easily detectable or visible.
8. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning Ordinance.

The administrative 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 variance for the encroachment was granted. If I can be of further assistance, please contact me at 704-336-8314.

Sincerely,

Lisa McCarter
Planning Coordinator