



June 18, 2013

D R Horton American Home Builders
5402 Casper Drive
Charlotte, North Carolina 28214

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
6122 TRAILWATER ROAD
TAX PARCEL NUMBER: 199-222-23
CASE NUMBER: 2013-0023AD**

Dear D R Horton American Home Builders:

Your request for an administrative deviation for a one (1) foot variance from the required front setback has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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

1. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
 - a. *The builder and other contractors in changing the format and location of the residence several times created a one foot offset into the required setback in error.*
 - b. *The lot size is sufficient to accommodate the structure had the stake been located at the required 30 setback line.*
 - c. *The amount of the variance is very small in context.*

2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met. Because of the nature of the abutting property or intervening topographical or geographical features, the application of the ordinance requirement would not serve a useful purpose.
 - a. *The home is built on a mono-slab and cannot be moved.*
 - b. *Removing one foot from the front of the building would have a detrimental effect on the structure.*

3. Because of the nature of the abutting property or intervening topographical or geographical features, the application of the ordinance requirement would not serve a useful purpose.

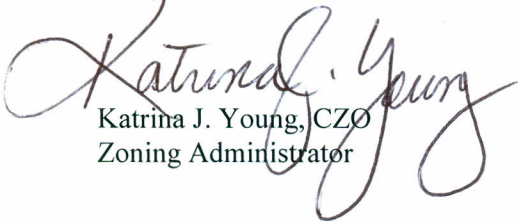
a. *The encroachment is visually undetectable and will not change the characteristics of the neighborhood.*

4. The applicant agrees to measures to mitigate the impact of the deviation.

a. *The encroachment is visually undetectable and will not change the characteristics of the neighborhood therefore no mitigation measures are needed.*

An administrative approval was granted under Section 4.107(Delegated Authority). Please make sure that the annotation of this section is noted on the permit application. If I can be of further assistance in this matter, please contact me at (704) 336-3571.

Sincerely,



Katrina J. Young, CZO
Zoning Administrator