



May 9, 2013

Diane D. Carter
5523 Wintercrest Lane
Charlotte, NC 28209

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
5523 WINTERCREST LANE
TAX PARCEL NUMBER: 177-051-19
CASE NUMBER: 2013-018AD**

Dear Ms. Carter:

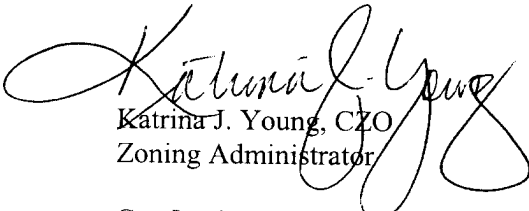
Your request for an administrative deviation for a one (1) foot variance from the required minimum rear yard to allow the construction of a room addition has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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. *There is an existing residence located on the property.*
 - b. *The existing residence was constructed in 1959.*
 - c. *The residence is not oriented parallel to the rear property line.*
2. 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. *A 50 foot required setback restricts the location of construction on the property.*
 - b. *Only a small portion of the addition will encroach into the required rear yard.*

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

Cc: Lucia Zapata Griffith, Agent

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123