



November 26, 2014

S. L. Thomas Properties, LLC
516 N. Tryon Street
Charlotte, NC 28202

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
1500 EAST THIRD STREET
TAX PARCEL NUMBER: 125-113-10
CASE NUMBER: 2014-052AD**

Dear S. L. Thomas Properties:

Your request for an administrative deviation to allow newly constructed columns for a patio wall to encroach 0.5 feet into the required 14-foot setback along Torrence Street 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 encroachment was caused by an inadvertent error regarding the location of the setback along Torrence Street.
2. The columns have already been constructed.
3. The encroachment is minor and is not easily detectable or visible.
4. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning Ordinance.

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) 353-1132.

Sincerely,

Shad Spencer
Zoning Administrator

Cc: Craig H. Isaac, Agent