



February 23, 2010

John Harmon
2426 Cornell Ave
Charlotte, NC 28211

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
1300 Queens Road West
TAX PARCEL NUMBER: 153-046-18
CASE NO. 10-01AD

Dear Mr. Harmon:

Your variance request for an eight (8) inch variance to allow a residence and detached garage to remain as constructed has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

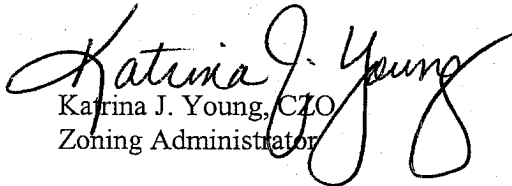
My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
 - a. *The building envelope appears to have been staked incorrectly.*
 - b. *The right side property line is situated at a slight angle which creates the side yard encroachment.*
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. *The residence has already been constructed.*
 - b. *The lot has a building envelope sufficient to accommodate the residence and detached garage if it were staked correctly.*
1. 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 right side of the lot abuts a street which requires the greater side yard requirement however there is no opportunity to acquire additional land to correct the encroachment.*
2. The variance request is small in context.

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: Brian Kreitzer, VP, Region Manager, REO Division