



May 27, 2010

Habitat for Humanity of Charlotte, Incorporated
Attn. Ivy Johnson
P.O. Box 220287
Charlotte, NC 28222

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
3409 MARVIN ROAD
TAX PARCEL NUMBER: 157-051-02
CASE NO. 10-20AD**

Dear Habitat for Humanity of Charlotte, Incorporated:

Your variance request for a one (1) foot variance to allow the rear of the home to encroach into the side yard setback has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

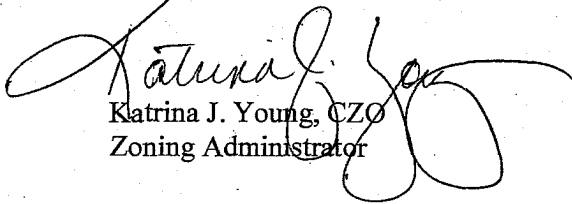
My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The physical contours of the street, the land, or some other topographical or geographical feature is the basis for a surveying or other inadvertent error.
 - a. *The building envelope was staked incorrectly.*
 - b. *The residence is situated at an angle which creates the side yard encroachment.*
2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
 - a. *The residence has already been constructed.*
 - b. *The adjacent lot has an existing structure.*
 - c. *The encroachment is small in size.*
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 lot is adjacent to a multi-family R-22MF use.*
 - b. *There is a required buffer between the residential use and the multi-family.*

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,

A handwritten signature in black ink, appearing to read "Katrina J. Young". The signature is fluid and cursive, with a large loop at the end.

Katrina J. Young, CZO
Zoning Administrator