



February 24, 2012

Andrew and Julie Dermack
1600 Windy Ridge Road
Charlotte, NC 28270

RE: **ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**
1600 WINDY RIDGE ROAD
TAX PARCEL NUMBER: 227-353-43
CASE NUMBER: 12-006AD

Dear Mr. and Mrs. Dermack:

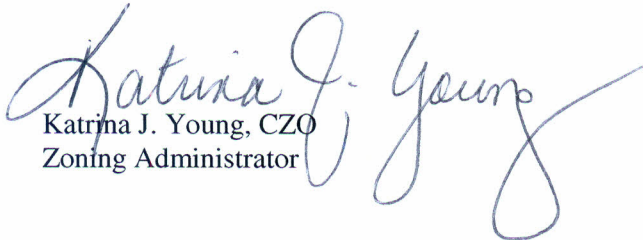
Your request for an administrative deviation for a one (1) foot variance to allow the construction of a residence to remain as built has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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 structure has already been constructed.
 - b. Only a very small portion of the structure where the fireplace is located encroaches into the side yard.
 - c. The lot has a building envelope sufficient to accommodate the residence but the building envelope was staked incorrectly.
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 side yard in which the encroachment occurs abuts the residential driveway of the adjacent property.
3. 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,

A handwritten signature in blue ink, reading "Katrina J. Young". The signature is fluid and cursive, with a large loop at the end of the last name.

Katrina J. Young, CZO
Zoning Administrator