



March 9, 2012

Sean Cyril-Raymond Hogue
Janeen Miller Hogue
2008 Floral Avenue
Charlotte, NC 28203

RE: **ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**
2008 FLORAL AVENUE
TAX PARCEL NUMBER: 151-015-18
CASE NUMBER: 12-007AD

Dear Sean Cyril-Raymond Hogue and Janeen Miller Hogue:

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 property line appears to have been staked incorrectly.*
 - b. *The existing structure only encroaches for a very short section of the required side yard.*
 - c. *The lot has a building envelope sufficient to accommodate the residence.*
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 left side property line is not completely straight and juts in and out for approximately 53 feet.*
 - b. *The adjacent parcel has an existing structure that is within 6 feet of the property line.*
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,

Katrina J. Young, CZO
Zoning Administrator