



July 18, 2012

True Homes USA, LLC  
2649 Breckenridge Centre Drive, Suite D  
Monroe, NC 28110

RE: **ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**  
**411 Goshawk Lane**  
**TAX PARCEL NUMBER: 035-093-06**  
**CASE NUMBER: 12-033AD**

Dear True Homes USA, LLC:

Your request for an administrative deviation for a one (1) foot reduction from the 20 foot front yard to allow an existing porch to encroach into the front yard has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

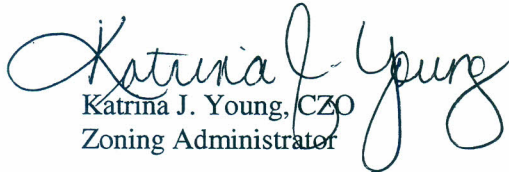
My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
  - a. *The location of the stakes used for measurement was not correct.*
  - b. *The lot size is sufficient to accommodate the structure had the stake been located at the required 20 setback line.*
  - c. *The amount of the variance is very small in context.*
  - d. *The encroachment is visually undetectable and will not change the characteristics of the neighborhood.*
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 home is built on a mono-slab and cannot be moved.*
  - b. *Removing one foot from the building would have a detrimental effect on the structure.*

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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: T. Anson Jenkins, President, Jenkins & Lowery, PLS P.A.