



November 1, 2012

Suntrust Mortgage  
Attn. James Fisher  
11013 W. Broad Street  
Glen Allen, VA 23060

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE  
4023 ALEXANDRA ALLEY DRIVE  
TAX PARCEL NUMBER: 209-551-50  
CASE NUMBER: 12-048AD**

Dear Suntrust Mortgage:

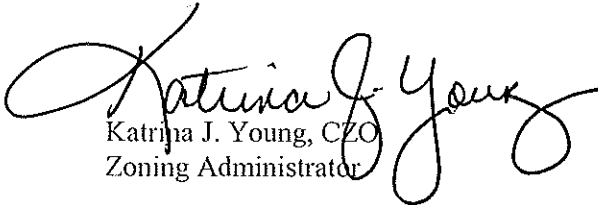
Your request for an administrative deviation for a one (1) foot variance from the required three (3) foot side yard and a one (1) foot variance from the required three (3) foot rear yard to allow the roof overhang to remain as constructed has been **granted**. You may obtain a permit to reflect your 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 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 home is built on a mono-slab and cannot be moved.*
  - b. *The accessory structure is located one (1) foot too close to the principal structure.*
2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
  - a. *The accessory structure has already been constructed.*
  - b. *The accessory structure was placed on the site based on the location of pins used to mark the location.*
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 accessory structure is located one foot too close to the property line; however it meets all the other requirements for an accessory structure.*
  - b. *The encroachment is visually undetectable and will not change the characteristics of the neighborhood.*

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: Robert A. Shlosser