



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: 12-049AD

Dear Suntrust Mortgage:

Your request for an administrative deviation for a .8 foot encroachment into the required 45 foot rear yard and a 3.7 foot encroachment into the required 20 foot setback to allow the roof overhang and the front steps to remain as constructed has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

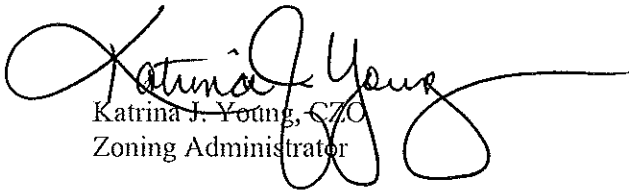
My investigation and review of the request indicates that the following facts warrant approval of the request:

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 front steps encroach into the front setback by 3.7 feet. The ordinance already allows steps to encroach 3 feet into a required setback.*
 - b. *The roof overhang encroaches .8 feet into the required rear yard.*
 - c. *The lot size is sufficient to accommodate the structure had the stake been located at the required 30 foot setback line.*
 - d. *The amount of the variance is very small in context.*
2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met. 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 the stairs or one foot from the building would have a detrimental effect on the structure.*

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 encroachment is visually undetectable and will not change the characteristics of the neighborhood.*
4. The applicant agrees to measures to mitigate the impact of the deviation.
 - a. *The encroachment is visually undetectable and will not change the characteristics of the neighborhood therefore no mitigation measures are needed.*

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