



February 28, 2013

True Homes LLC  
2649 Brekonridge Centre Dr  
Monroe, NC 28110

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**  
**9630 HANBERRY BLVD**  
**TAX PARCEL NUMBER: 051-501-71**  
**CASE NUMBER: 2013-009AD**

Dear True Homes LLC:

Your request for an administrative deviation for a one (1) foot variance from the required twenty (20) foot setback to allow the porch and supports to remain as constructed has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

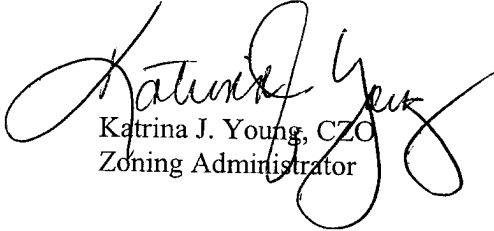
My investigation and review of the request indicates that the following facts warrant approval of the request:

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 slab and cannot be moved.*
  - b. *The developer inadvertently erred on the location of the 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 home has already been built.*
  - b. *The home was placed on the site based on the location of pins used to mark the boundaries.*
  - c. *The lot is sufficient to accommodate the size of 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.*
  - b. *The site meets all other yard requirements, however the porch will encroach one foot into the required 20 foot setback.*

4. The applicant agrees to measures that will mitigate the impact of the deviation.
  - a. *The portion of the encroachment may not be enclosed as heated space.*

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: Thomas Anson Jenkins, Agent