



April 9, 2013

Mr. and Mrs. Benjamin Thorman  
236 Charndon Village Court  
Charlotte, NC 28211

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**  
**236 CHARNDON VILLAGE COURT (Lot B11)**  
**TAX PARCEL NUMBER: 189-272-24**  
**CASE NUMBER: 2013-0010AD**

Dear Mr. and Mrs. Benjamin Thorman:

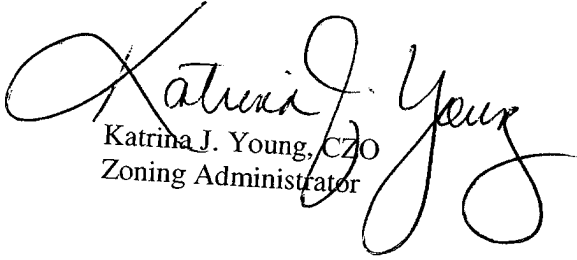
Your request for an administrative deviation for a two (2) foot variance from the required side yard to allow a structure to remain as constructed has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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 structure was originally approved as a duplex with two units.*
  - b. *The two units were planned to be constructed at different times.*
  - c. *Construction of the second unit now requires that it be regulated under different building code regulations.*
  - d. *There was some confusion as to the building code requirements for the two units.*
  - e. *The contractor believed that the second unit could be constructed without meeting the requirements for attached housing.*
2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
  - a. *The structure has already been constructed.*
  - b. *The portion of the structure that encroaches in the required side yard is a small storage unit.*
  - c. *The variance request is small in context.*
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. *Any new property owner that purchases the adjacent lot will be aware of the existing encroachment.*
  - b. *There will be more space between the units than was originally planned.*

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,

A handwritten signature in black ink, appearing to read "Katrina J. Young". The signature is fluid and cursive, with the first name "Katrina" being more prominent and the last name "Young" written in a more compact, cursive style.

Katrina J. Young, CZO  
Zoning Administrator