



April 25, 2013

Maribeth Knauf
612 East Tremont Ave
Charlotte, NC 28203

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
612 EAST TREMONT AVENUE
TAX PARCEL NUMBER: 121-093-50
CASE NUMBER: 2013-015AD

Dear Ms. Knauf:

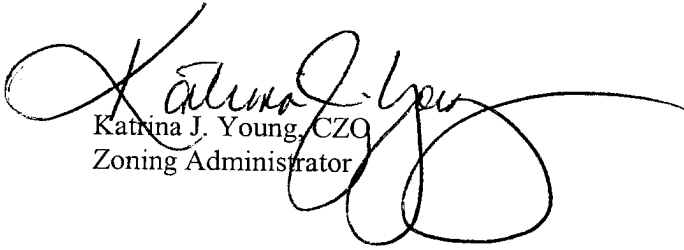
Your request for an administrative deviation for a two (2) foot variance from the minimum setback of 32 feet back of curb to allow the construction of a six (6) foot wide porch has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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 current structure encroaches the front setback by 2 feet and is a legal nonconforming structure.*
 - b. *The home was constructed in 1915 and would be very difficult to move.*
2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
 - a. *Removing the existing stoop from the structure without a replacement would have a detrimental effect on the structure.*
 - b. *The amount of the variance is very 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. *The encroachment is visually undetectable and will not change the characteristics of the neighborhood.*
 - b. *The porch will not extend any further into the setback than the current stoop.*
 - c. *The owner has already received approval from the City of Charlotte Historic District Commission to allow the proposed new porch.*

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