



July 29, 2013

Susan Evans and Gregory Marshall
2224 Club Road
Charlotte, NC 28205

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
2224 CLUB ROAD
TAX PARCEL NUMBER: 095-056-12
CASE NUMBER: 2013-017AD**

Dear Susan Evans and Gregory Marshall:

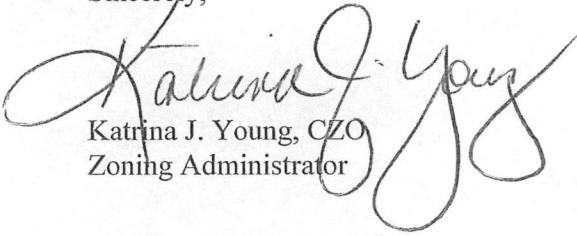
Your request for an administrative deviation for a two (2) foot variance from the 20 foot side yard to allow the construction of a garage has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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 property is irregular shaped with the required front setback running parallel to the curb in Club Road.*
 - b. *The lot size is sufficient to accommodate the structure; however, because the lot has only three sides, the hardship exists due to the unique shape of the property.*
 - c. *It was the property owner's understanding that the portion of the lot at which the building would be constructed was a side yard and not a front setback.*
 - d. *The amount of the variance is very small.*
2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
 - a. *The lot has three sides with a very wide front setback which creates a land hardship.*
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.*

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 cursive script, reading "Katrina J. Young". The signature is written in dark ink and is positioned above the printed name and title.

Katrina J. Young, CZO
Zoning Administrator