



June 26, 2013

Kathryn Kimberly McCleary  
1604 Windy Ridge Rd  
Charlotte, NC 28270

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**  
**1604 Windy Ridge Road**  
**TAX PARCEL NUMBER: 227-353-42**  
**CASE NUMBER: 2013-025AD**

Dear Kathryn Kimberly McCleary:

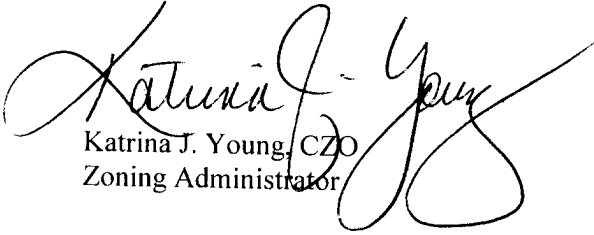
Your request for an administrative deviation for a one (1) foot variance to allow the construction of a residence to remain as built has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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 has already been constructed.*
  - b. *Only a very small portion of the structure where the fireplace is located encroaches into the side yard.*
  - c. *The lot has a building envelope sufficient to accommodate the residence but the building envelope was staked incorrectly.*
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 portion of the fireplace.*
  - 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. *The encroachment is minor and is not easily detectable or visible.*

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 a large loop at the end.

Katrina J. Young, CZO  
Zoning Administrator