July 9, 2013

JRC Management LLC
Attn: John Costanzo
1646 W Hwy 160, Suite 8115
Fort Mill, SC 29708

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
724 E. 17th ST
TAX PARCEL NUMBER: 081-096-11
CASE NUMBER: 2013-028AD
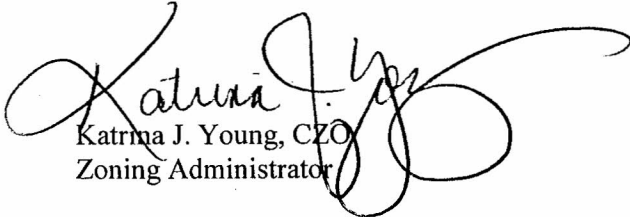
Dear JRC Management LLC:

Your request for an administrative deviation for a 1.68 (1.68) foot variance from the required five (5) foot side yard setback to allow an addition to 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 building addition was constructed incorrectly.*
    b. *The residence and the closet addition is situated very close to the left property line which has created the side yard encroachment.*
    c. *The lot has a building envelope sufficient to accommodate the residence.*

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.*

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 property side lot line is the rear property line for the adjacent properties and therefore there is a greater separation between residences than if it was a side property line for the adjacent properties.*

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