



September 9, 2013

Joseph Billy Flippin, Jr.  
615 Walnut Street  
Davidson, NC 28036

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**  
**800 JEFFERSON DRIVE**  
**TAX PARCEL NUMBER: 187-081-14**  
**CASE NUMBER: 2013-041AD**

Dear Joseph Billy Flippin, Jr.:

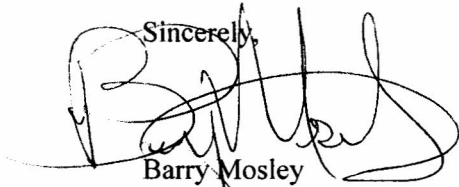
Your request for an administrative deviation for a one (1) foot variance from the required six (6) foot side yard to allow a structure to remain as built has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

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 envelope was staked incorrectly.*
  - b. *The structure has already been constructed.*
  - c. *The residence is situated at an angle which has created the side yard encroachment.*
  - d. *Only a very small portion of the structure (a portion of the garage) less than a foot encroaches into the side yard.*
  - e. *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.*
  - b. *The portion of the structure (part of the garage) encroaches less than a foot into the required side yard.*
  - 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) 336-8314.

Sincerely,



Barry Mosley  
Planning Coordinator