



October 4, 2013

Mattamy Carolina Corporation  
2401 Whitehall Park Dr., Suite 700  
Charlotte, NC 28273

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**  
**12604 CONGREGATION DRIVE**  
**TAX PARCEL NUMBER: 219-122-10**  
**CASE NUMBER: 2013-045AD**

Dear Mattamy Carolina Corporation:

Your request for an administrative deviation for a one (1) foot deviation from the required 20 foot front yard to allow the front porch 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 encroachment was caused by an inadvertent error by the surveyor.
2. The structure has already been constructed.
3. The encroachment is minor and is not easily detectable or visible.
4. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning Ordinance.

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) 353-1132.

Sincerely,

Shad Spencer  
Interim Zoning Administrator

Cc: T. Anson Jenkins