



October 4, 2013

The Ryland Corporate Group, Inc.
3600 Arco Corporate Dr., Suite 200
Charlotte, NC 28273

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
8313 COZEN WAY
TAX PARCEL NUMBER: 111-028-75
CASE NUMBER: 2013-046AD

Dear The Ryland Corporate Group, Inc.:

Your request for an administrative deviation for a one (1) foot deviation from the required 20 foot front yard to allow the garage to remain as built.

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 subject site is located along a curved portion of Cozen Way which has created the setback encroachment.*
 - d. *Only a very small portion of the structure (part of the garage), less than a foot, encroaches into the front yard setback.*
 - 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 one foot into the required front yard setback.*
 - 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) 353-1132.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shad Spencer', with a stylized, cursive script.

Shad Spencer
Interim Zoning Administrator

Cc: T. Anson Jenkins