



January 8, 2013

Fern E. Rothmel
4433 Forest Gate Lane
Charlotte, NC 28270

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
4433 FOREST GATE LANE
TAX PARCEL NUMBER: 231-051-21
CASE NUMBER: 2014-006AD**

Dear Fern E. Rothmel:

Your request for an administrative deviation for a 1.9 foot reduction from the Ordinance provision that requires a 20 foot separation from the back of sidewalk to the face of garage 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.
2. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
3. The encroachment is minor and will not be 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: The Isaacs Group
Standard Pacific of the Carolinas LLC