



March 19, 2014

James Ditmore
1711 Dilworth Rd E
Charlotte, NC 28203

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
1711 DILWORTH ROAD EAST
TAX PARCEL NUMBER: 123-127-03
CASE NUMBER: 2014-009AD**

Dear James Ditmore:

Your request for an administrative deviation to allow the eaves of a proposed accessory structure to encroach up to 1 foot and 4 inches into the required 3 foot yard separation from a lot line within the established rear yard 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 is caused by a misunderstanding regarding the fact that the eaves of a principal structure are allowed to encroach up to 3 feet into any required yard but the eaves of an accessory structure are not allowed to encroach into a required yard.
2. The project received approval from the Historic Districts Commission on December 11, 2013 indicating the design and location of the proposed accessory structure and the projection of the eaves within the 3 foot yard requirement.
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
Zoning Administrator

Cc: Kenny Craft, Craft Design Studio, PLLC

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123