



April 09, 2014

Cotswold Homes Inc., Buildom, Inc.
Attn: Pavel Boldt
420 Canyon Trail
Charlotte, NC 28270

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
2110 GLADE HILL ROAD
TAX PARCEL NUMBER: 227-353-67
CASE NUMBER: 2014-014AD**

Dear Cotswold Homes, Inc., Buildom Inc.

Your request for an administrative variance to allow: (1) a 1.3-foot encroachment into the required 30-foot setback along Glade Hill Road and (2) a 0.7-foot encroachment into the required 6-foot side yard along the western property line 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 encroachments were caused by an inadvertent error by the surveyor when the home was originally constructed in 2001.
2. The structure has already been constructed.
3. The encroachments are minor and are 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
Zoning Administrator