



April 10, 2014

Paul F. Haddock and Teresa T. Haddock
2134 Sherwood Avenue
Charlotte, NC 28207

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
2134 SHERWOOD AVENUE
TAX PARCEL NUMBER: 153-051-39
CASE NUMBER: 2014-016AD**

Dear Paul F. Haddock and Teresa T. Haddock:

Your request for an administrative deviation to allow your existing detached garage to encroach 1-foot into the required 3-foot yard separation from the eastern property 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 garage was inadvertently built within the 3-foot separation requirement based on an inaccurate survey from 1965.
2. The majority of the encroachment is to accommodate the eaves of the detached garage. The exterior wall of the detached garage is no closer than 2.9 feet from the property line. The eaves of the detached garage are 2 feet from the property line.
3. The structure has already been constructed.
4. The encroachments are minor and are not easily detectable or visible.
5. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning

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: Daniel A. Terry, Attorney at Law