



April 30, 2014

Judson Stringfellow - EST Properties LLC  
17537 Jetton Road  
Cornelius, NC 28031

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE  
5336 ARTESA COURT  
TAX PARCEL NUMBER: 055-413-66  
CASE NUMBER: 2014-021AD**

Dear Judson Stringfellow:

Your request for an administrative deviation to allow a 1.8-foot encroachment into the required 25-foot setback along Artesa Court 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 building envelope was staked incorrectly.
2. The subject site is located along the cul-de-sac portion of Artesa Court which has varying setbacks for the lots along that portion of the street which contributed to the inadvertent error.
3. The structure is already under construction.
4. Only a small portion of the structure (part of the garage) encroaches into the front yard setback.
5. The encroachment is minor and is not easily detectable or visible.
6. 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