



July 31, 2014

Michael R. Sharon, Jr.
1328 Ivey Drive
Charlotte, NC 28205

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
1328 IVEY DRIVE
TAX PARCEL NUMBER: 129-041-15
CASE NUMBER: 2014-032AD**

Dear Michael R. Sharon, Jr.

Your request for an administrative deviation to allow the following:

1. *A portion of the existing detached garage to encroach 0.1 foot into the required 3-foot yard separation from the northern side property line within the established rear yard and*
2. *The eaves/gutters of the existing detached garage to encroach 1.1 feet into the required 3-foot yard separation from the northern side property line*


has been granted. If needed, 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 0.1 foot encroachment of the northern wall of the detached garage was caused by a surveying error.*
2. *The eave/gutter encroachment of the detached garage was 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.*
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 Ordinance.*

The administrative approval was granted under Section 4.107(Delegated Authority) of the Zoning Ordinance. Please make sure that the annotation of this section is noted on the building permit application, if applicable. If I can be of further assistance in this matter, please contact me at (704) 353-1132.

Sincerely,


Shad Spencer
Zoning Administrator

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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