



July 15, 2014

Brooke Decker  
9217 Seamill Road  
Charlotte, NC 28278

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE  
9217 SEAMILL ROAD  
TAX PARCEL NUMBER: 199-262-26  
CASE NUMBER: 2014-034AD**

Dear Brooke Decker:

Your request for an administrative deviation to allow for an existing deck to encroach 2 feet into the required 3-foot separation from the rear 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 encroachment was caused by an inadvertent surveying error when the deck was constructed in 2009.
2. The accessory structure has already been constructed.
3. The encroachment is minor and is not easily detectable or visible due to the topography and vegetation to the rear of the property.
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