



July 15, 2014

Paul McBroom
2929 Forest Park Drive
Charlotte, NC 28209

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
3027 N. MYERS STREET
TAX PARCEL NUMBER: 083-076-10
CASE NUMBER: 2014-035AD

Dear Paul McBroom:

Your request for an administrative deviation to allow the eaves/gutters of an existing accessory dwelling unit to encroach 2 feet into the required 15-foot yard separation from the rear property line has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building) if applicable.

My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The exterior wall of the accessory dwelling unit complies with the required 15-foot separation from the rear property line. However, the encroachment is to accommodate the eaves/gutters of an accessory dwelling unit.
2. The encroachment is caused by an inadvertent error 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 encroachment is minor and is not easily detectable or visible.
5. 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