



November 11, 2014

Copper Builders
Attn: Wade Miller
1235-E East Blvd, Suite 155
Charlotte, NC 28203

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
2120 CRESCENT AVENUE
TAX PARCEL NUMBER: 155-027-09
CASE NUMBER: 2014-048AD**

Dear Copper Builders:

Your request for an administrative deviation to allow for an existing deck to encroach 0.6 feet into the required 5-foot side yard along the southern property line has been **granted**.

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 error regarding the location of the southern property line due to missing iron pins.
2. The structure has already been constructed.
3. The encroachment is minor and is not easily detectable or visible.
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). If any permits are required, 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: Edward H. Dalrymple, Agent