



December 9, 2014

Suzanne Ruda
9512 Mitchell Glen Drive
Charlotte, NC 28277

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
9512 MITCHELL GLEN DRIVE
TAX PARCEL NUMBER: 229-082-26
CASE NUMBER: 2014-053AD**

Dear Suzanne Ruda:

Your request for an administrative variance to allow an existing screen porch to encroach 1.6 feet into the required 22.5 foot rear yard 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 rear property line.
2. A building permit was issued by Mecklenburg County Land Use and Environmental Services in 2008 for the construction of the screen porch.
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.

The administrative approval was granted under Section 4.107 (Delegated Authority) of the Charlotte Zoning Ordinance. Please retain this letter as documentation that the administrative variance for the encroachment was granted. If I can be of further assistance in this matter, please contact me at (704) 353-1132.

Sincerely,

Shad Spencer
Zoning Administrator