



January 5, 2015

The Catholic Diocese of Charlotte
Bishop Peter J. Jugis
P.O. box 36776
Charlotte, NC 28236

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
507 SOUTH TRYON STREET
TAX PARCEL NUMBER: 125-053-05
CASE NUMBER: 2014-054AD**

Dear The Catholic Diocese of Charlotte:

Your request for an administrative variance to allow a five percent deviation of the 22-foot setback as measured from the back of curb along South Tryon Street has been **granted**. This deviation is to allow a sign/information kiosk to encroach 13 inches into the required setback. My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The physical layout of the land and the existing structures upon the land are such that the ordinance requirement cannot be met.
2. Because of the nature of the abutting right-of-way and intervening features, the application of the ordinance requirement would not serve a useful purpose.
3. The proposed encroachment is minor and will not be easily detectable or visible.
4. The requested deviation is within the dimensional measurement allowed by Section 4.107(1) of the Zoning Ordinance.

The administrative approval was granted under Section 4.107 (Delegated Authority) of the Charlotte Zoning Ordinance. If any permits are required, please make sure that the annotation of this section is noted on the permit application. 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

Cc: Chris Bauer, Applicant/Agent