



March 30, 2015

Cason-Coleman, LLC  
2349 Thetford Ct.  
Charlotte, NC 28211

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**  
**1800 EAST BLVD**  
**TAX PARCEL NUMBER: 151-022-11**  
**CASE NUMBER: 2015-015AD**

Dear Cason-Coleman, LLC:

Your request for an administrative variance to allow a handicapped ramp to encroach approximately 5 feet into the 18-foot setback along Asheville Place has been **granted**. My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The requested deviation is allowed by Section 4.107(3) of the Zoning Ordinance for handicapped ramps.
2. The North Carolina Building Code Chapter 10 requires all commercial buildings to be accessible.
3. The accessible route from the parking lot to the entrance and the interior foyer are limited by site conditions related to parking, topography, and the interior layout of the office building.
4. The encroachment of the handicapped ramp into the setback will not impact the existing public sidewalk along Asheville Place.

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: Rick Reinhardt, Reinhardt Architecture, Inc.