



July 1, 2015

2101 Providence, LLC (Wendy Field)
916 North Poplar Street
Charlotte, NC 28206

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
2661 COLTON DRIVE
TAX PARCEL NUMBER: 181-061-46
CASE NUMBER: 2015-030AD**

Dear 2101 Providence, LLC (Wendy Field):

Your request for an administrative variance to allow a portion of the existing unit #119 within the Cottages of Providence development to encroach one foot into the required 28 foot class "C" buffer along the southeastern 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 a misunderstanding of the approved construction drawings which lead to an error in the construction staking by the contractor/surveyor along the southeastern property line. The location of subject building was field adjusted to maintain a building separation on the north end of the building that was perceived to be a required building code separation.
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.

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