



June 25, 2015

Self-Help Community Development Corporation
926 Elizabeth Ave. Ste. 302
Charlotte, NC 28204

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
305 SKYLAND AVENUE
TAX PARCEL NUMBER: 157-012-07
CASE NUMBER: 2015-035AD**

Dear Self-Help Community Development Corporation:

Your request for an administrative variance to allow the existing home to encroach 0.3 to 0.8 feet into the required left five foot side 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 side property line.
2. A building permit was issued by Mecklenburg County Land Use and Environmental Services for the construction of the home.
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. 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