



August 18, 2015

Darnell L. Ivory  
8715 Long Creek Club Drive  
Apt 107  
Charlotte, NC 28216

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE  
134 MARTIN STREET  
TAX PARCEL NUMBER: 078-192-08  
CASE NUMBER: 2015-043AD**

Dear Darnell L. Ivory:

Your request for an administrative variance to allow the required 10 foot street side yard along Flint Street to be reduced by two feet to an eight foot street side yard to allow for the construction of a single family home has been **granted**.

My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The proposed deviation was caused by an inadvertent error by both the City staff and the applicant during the permitting of the proposed single family home. A permit was issued in March 2015 using incorrect setback/yard requirements that were amended by City Council in October 2014.
2. The single family home is already designed and permitted.
3. The 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(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

Timothy F. McMullen, Architect/Agent