



August 28, 2015

Property Redevelopment Group, LLC
Attn: Andres Gomez
1205 E. 36th Street
Charlotte, NC 28205

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE
1618 CHATHAM AVENUE
TAX PARCEL NUMBER: 095-083-32
CASE NUMBER: 2015-044AD**

Dear Property Redevelopment Group, LLC:

Your request for an administrative variance to allow the 3 foot separation requirement from the accessory structure to the southern property line to be reduced to one foot 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 surveying error during the staking of the accessory structure (i.e. detached garage).
2. The accessory structure is already constructed. The foundation and exterior wall is located 2 feet from the southern property line and the roof overhang is located one foot from the southern property line.
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