



June 8, 2017

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
4412 Solemn Point Place
TAX PARCEL NUMBER: 023-294-47
CASE NUMBER: 2017-023AD

Dear Robert and Angela Romeo:

Your request for an administrative variance to allow for a 3.4% impervious area increase above the required maximum allowable impervious area of 24% has been granted with conditions. The increase in impervious coverage will allow the existing Single-family structure, concrete driveway and patio to remain.

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

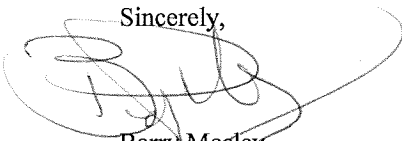
1. The proposed deviation was caused by an inadvertent error that occurred during the construction of the single-family dwelling.
2. The permits were pulled for the construction of the building, patio and driveway. However, during the final inspection the overage was not detected.
3. The physical survey submitted by the applicant approved by Professional Property Surveyors, Inc. dated May 5, 2017 (#050217-05), indicates that the total impervious area found at the time of the survey is 5,745 sq ft.
4. The overage is minor and less than 5% increase which is neither easily noticeable nor distinguishable.
5. The requested deviation is within the dimensional measurement allowed by Section 4.107(2) of the Zoning Ordinance.

Condition:

The property owner should work with Charlotte-Mecklenburg Storm Water Service Mecklenburg County Water Quality Program to develop a mitigation plan to offset environmental impacts. If a mitigation plan is not approved the variance will become void.

The administrative approval was granted under Section 4.107 (Delegated Authority) of the City of 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, please contact me at 704-336-8314.

Sincerely,



Barry Mosley
Planning Coordinator