



July 11, 2017

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
715 East Tremont Avenue
TAX PARCEL NUMBER: 121-086-04
CASE NUMBER: 2017-034AD

Dear Beth & Nikolaos Hondros:

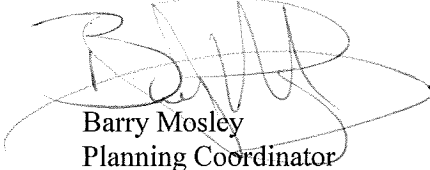
Your request for an administrative variance to allow a 1 foot encroachment into the required 5 foot northeast side yard as shown on the Boundary & Physical Survey dated June 27, 2017 has been **granted**.

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 that occurred during the staking and placement of the foundation for the residential structure.
2. The contractor obtained permits to construct the single-family structure addition.
3. The side yard encroachment was discovered when a survey was completed in 2017 by the current owners.
4. The encroachment is minor and will not be 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 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