



October 23, 2017

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
3306 Anson Street
TAX PARCEL NUMBER: 147-053-18
CASE NUMBER: 2017-051AD

Dear Sokoni Scott:

Your request for an administrative variance to allow a 2 foot encroachment into the required 30 foot setback of a structure as shown on the Boundary & Physical Survey dated 09-29-2017 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 construction of the single-family dwelling.
2. The permits were pulled for the construction of the building. However, during the final inspection the overage was not detected.
3. The physical survey submitted by the applicant approved by Metrolina Engineering & Surveying Associates dated September 29, 2017 (#099-07-119), indicates that the single-family structure encroaches approximately 2 foot into the required 30 foot setback.
4. The overage is minor and 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.

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