



November 27, 2017

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
3101 Heather Ridge Court
TAX PARCEL NUMBER: 211-311-66
CASE NUMBER: 2017-054AD

Dear James E. and Barbara E. Robertson:

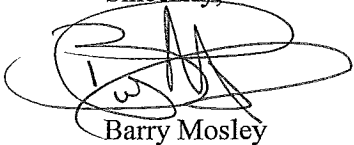
Your request for an administrative variance to allow (1) a 2 foot encroachment into the required 50% (approximately 18.85 feet) of the width for the dwelling at the rear building line for a deck. (2) a 1.32 foot encroachment into the required 25% (approximately 31.11 feet) of the depth of the required rear yard for a deck. The encroachments are as shown on the Physical Survey dated October 10, 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 screened deck.
2. The physical survey submitted by the applicant approved by G. Kemp Miller, PLS, CFS dated October 10, 2017, (File #03026_Mellon), indicates that the deck encroaches into the rear yard.
3. The overage is minor and is neither easily noticeable nor distinguishable.
4. Section 12.106(3) (b) & (C) of the Zoning Ordinance allow for an extension of the principal building in certain portions of the rear yard.
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