



June 15, 2018

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION**  
**3636 Park South Station Blvd.**  
**TAX PARCEL NUMBER: 173-061-26**  
**CASE NUMBER: 2018-044AD**

Dear David Matthews:

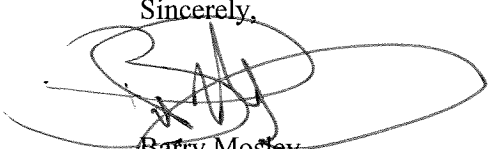
Your request for an administrative variance to allow a principal building to encroach 1.5 feet into the required 5 foot side yard as required by the Ordinance as shown on the Boundary & Physical Survey dated 5-21-2018 has been granted.

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 applicant's physical survey prepared by Rogers Land Surveying dated May 21, 2018, (project # D&W-18154), shows the principal structure encroaching approximately 1.5 feet into the required 5 foot side yard at its closest point.
3. The side yard encroachment was discovered when a survey was completed in 2018 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