



October 25, 2018

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
5022 and 5026 Waldron Meadow Drive
TAX PARCEL NUMBER: 211-251-51 and 211-251-52
CASE NUMBER: 2018-075AD**

To Whom It May Concern:

Your request for an administrative variance to allow a 2' deviation from the 10' building separation as required by Section 9.406 (5) of the City of Charlotte Zoning Ordinance as shown on the Boundary & Physical Survey dated 10-3-2018 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 ESP Associates, Inc. dated October 3, 2018, (Job #EW05.820.002), shows the existing buildings having a separation of 8 feet which is 2 feet less than the required 10 foot building separation.
3. The 2 foot deviation was discovered when a survey was completed in 2018 by the Copper Builders, LLC.
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 704-353-1132

Sincerely,

Shad Spencer
Zoning Administrator