



December 6, 2018

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION**  
**4009 Ashton Ridge Lane**  
**TAX PARCEL NUMBER: 211-043-04**  
**CASE NUMBER: 2018-086AD**

Dear Mr. Bailey:

Your request for an administrative variance to allow a principal building to encroach 9.6 inches into the 5-foot side yard as required by the Ordinance has been granted. The encroachment is shown on the applicants Physical Survey dated 11-30-2018.

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 for the foundation inspection of the residential structure by Control Point, Inc., dated February 14, 2018, does not show the encroachment into the minimum required 5-foot side yard.
3. The encroachment was discovered when a survey was prepared for the closing of the residential structure. The survey by Control Point, Inc., dated November 30, 2018, shows the principal structure encroaching approximately 0.8 feet into the required 5-foot side yard.
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,

Lisa McCarter  
Planning Coordinator



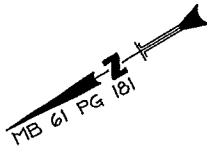
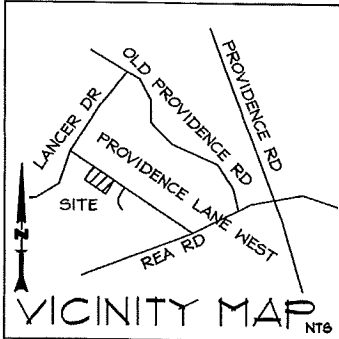
Control Point, Inc.  
Post Office Box 481936  
Charlotte, N.C. 28269  
Phone: (704)599-1010  
Fax: (704)599-1120  
NC: C-2725  
SC: COA 3459

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT RECORDED IN BOOK 61, PAGE 181); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

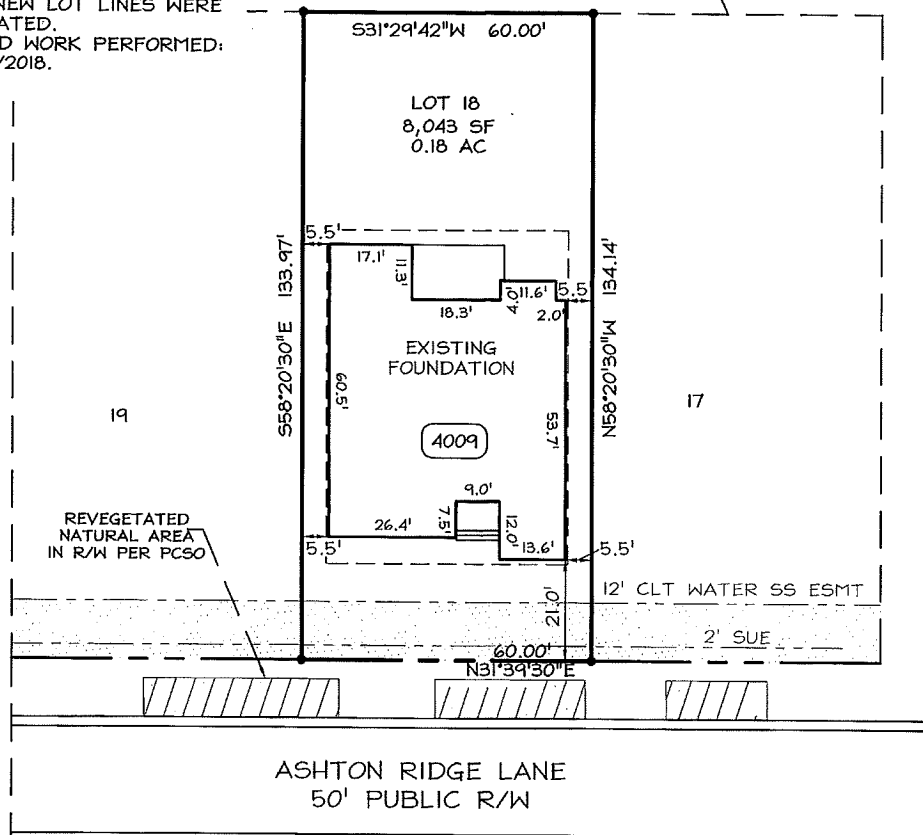
THIS 14 DAY OF FEBRUARY, 2018

*Wesley R. Huneycutt*  
WESLEY R. HUNEYCUTT L-4435  
PROFESSIONAL LAND SURVEYOR



1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHT OF WAYS OF RECORD THAT MAY OR MAY NOT BE SHOWN.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/13/2018.

N/F  
JENNIFER LEE MOORE  
LIVING TRUST JENNIFER LEE MOORE  
REVOCABLE  
PID: 21104188  
DB 27191 PG 197  
MB 23 PG 644  
LOT 13



SETBACK DATA:  
FRONT: 20'  
SIDE: 5'  
SIDE AT CORNER: 13'  
REAR: 30'



Scale: 1"=30'

Foundation Survey  
of  
Lot #18, Ashton Ridge  
City of Charlotte  
Mecklenburg County, North Carolina  
Map Recorded in Map Book 61 at Page 181.



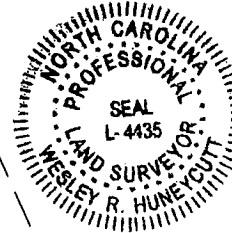
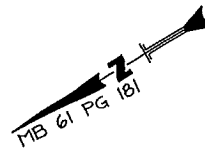
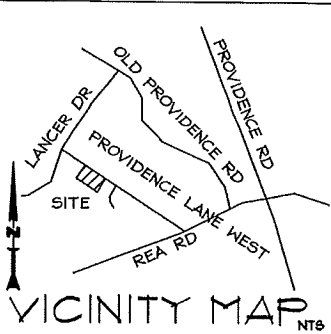
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THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 30 DAY OF NOVEMBER 2018

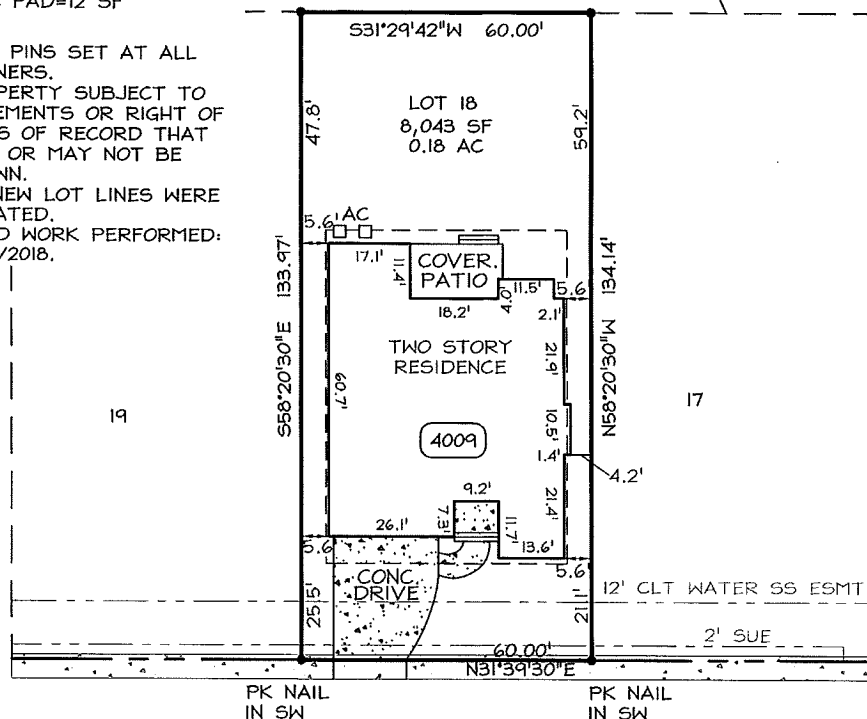
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LOT 13

MAXIMUM BUILT UPON AREA = 3,700 SF  
EXISTING IMPERVIOUS AREA = 3,538 SF  
1. HOUSE=2,727 SF  
2. CONC. PATIO=227 SF  
3. CONCRETE DRIVE=515 SF  
4. SIDEWALK=57 SF  
5. HVAC PAD=12 SF

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3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 11/27/2018.



ASHTON RIDGE LANE  
50' PUBLIC R/W

SETBACK DATA:

FRONT: 20'  
SIDE: 5'  
SIDE AT CORNER: 13'  
REAR: 30'



Scale: 1"=30'

Physical Survey  
of  
Lot #18, Ashton Ridge  
City of Charlotte  
Mecklenburg County, North Carolina  
Map Recorded in Map Book 61 at Page 181.  
To Be Conveyed To NEIL and MARA CAMPOLUNGO