



January 9, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION  
1311 CHARTER PLACE  
TAX PARCEL NUMBER: 189-131-11  
CASE NUMBER: 2019-010AD**

Dear Ms. Campbell:

Your request for an administrative variance to allow to allow the encroachment of the principal building 0.8 feet into the 35-foot minimum required (front) setback as required by the Ordinance and shown on a Physical Survey of the property dated December 27, 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 construction of the carport for the residential structure.
2. The applicant's physical survey prepared by Jeff Hladun, Land Surveyor dated December 27, 2018, for the closing of the property, shows the encroachment into the 35-foot setback.
3. The setback encroachment was discovered when the above survey was completed for the closing of the sale of the property 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,

Lisa McCarter  
Planning Coordinator