



March 11, 2019

RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
1916 Marguerite Avenue
TAX PARCEL NUMBER: 095-026-16
CASE NUMBER: 2019-016AD

Dear Property Owner:

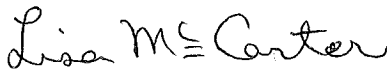
Your request for an administrative variance to allow a 0.3 foot encroachment of the right side of the detached garage into the 3 foot minimum side yard required for accessory structures per the Zoning Ordinance Section 12.106(2)(a) and shown on a Physical Survey of the property dated February 11, 2019, has been granted.

My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The property is zoned R-5 (Single-Family) and is required a minimum 3 foot accessory structure side yard by the Zoning Ordinance Section 12.106(2)(a).
2. On February 5, 2015, building permit B2749119 was issued for a 400 sq. ft. detached garage in the rear of the property.
3. The project was inspected and issued a Certificate of Compliance on February 5, 2015.
4. The proposed deviation was caused by an inadvertent error that occurred during construction.
5. The applicant's physical survey prepared by Rogers Land Surveying, dated February 11, 2019, for the sale of the property, shows the 0.3 foot encroachment into the 3 foot setback.
6. The setback encroachment was discovered when the above survey was completed for the sale of the property.
7. The encroachment is minor and will not be easily detectable or visible.
8. 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