



April 5, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION**  
**2018 Matheson Avenue**  
**TAX PARCEL NUMBER: 095-043-17**  
**CASE NUMBER: 2019-019AD**

Dear Property Owner:

Your request for an administrative deviation to allow a 1.5 foot encroachment of an accessory structure, into the three foot accessory structure side yard required by Code Section 12.106, and shown on a Physical Survey of the property dated December 4, 2018, 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-3 (Single-Family).
2. According to Code Section 12.106, no accessory structures, including architectural features, shall be located within 3 feet of a lot line in the established rear yard.
3. The existing accessory structure on the subject property, is approximately 1.5 feet from the rear property line on the right side of the structure.
4. According to the applicant, the structure was constructed in 2007.
5. The proposed deviation was caused by an inadvertent error that occurred during construction because placement was based off of a fence that ran straight and didn't follow the actual curve of the rear property line.
6. The applicant is requesting an administrative deviation of 1.5 feet from the required 3 foot accessory structure rear yard.
7. The encroachments 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