



June 17, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
4801 DAWN RIDGE DRIVE
TAX PARCEL NUMBER: 211-412-23
CASE NUMBER: 2019-039 AD**

Dear Property Owner:

Your request for an administrative deviation has been granted to allow an encroachment of 0.8 feet for a detached garage beyond the allowed 2 feet accessory structure side yard required per the April 19, 1982 Zoning Ordinance, at the time of the subdivision approval. The encroachment is shown on a physical survey of the property dated May 28, 2019.

The following facts warrant approval of the administrative deviation request:

1. The property is zoned R-3 (single-family) and is shown as lot 23 on the approved subdivision plat for Section II of Carmel Station dated February 18, 1983.
2. Section 23-27 of the April 19, 1982 Zoning Ordinance, in place at the time of approval, requires that accessory structures not be permitted within 2 feet of any exterior lot line.
3. The existing detached garage on the property encroaches 0.8 feet into the required 2 foot side yard.
4. The proposed deviation was caused by an inadvertent error that occurred during the placement of the detached garage for the residential structure.
5. The applicant's physical survey dated May 28, 2019, shows the encroachment into the 2 foot side yard.
6. The setback encroachment was discovered when the above survey was completed for the closing of 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 deviation 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 deviation for the encroachment was granted. If I can be of further assistance, please contact me at 704-336-8314.

Sincerely,

Lisa McCarter
Planning Coordinator