



June 25, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
2510 KINGSBURY DRIVE
TAX PARCEL NUMBER: 127-106-15
CASE NUMBER: 2019-040AD**

Dear Property Owner:

Your request for an administrative deviation has been granted to allow a principal building to encroach 1.2 feet into the required 35 foot rear yard as required by the Ordinance for the R-5 (Single Family) zoning district, and as shown on a Boundary & Physical Survey dated April 30, 2019.

The following facts warrant approval of the administrative deviation request:

1. The proposed deviation was caused by an inadvertent error that occurred during the construction of a rear addition to the residential structure.
2. The applicant's physical survey prepared by Chevis L. King, Land Surveyor, dated April 30, 2019, shows the principal structure encroaching approximately 1.2 feet into the required 35 foot rear yard.
3. The rear encroachment was discovered when the above survey was completed for the sale of the property.
4. The encroachment is minor, including a portion of the right corner of the rear of the structure, 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 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