



July 29, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION  
8000 MATTSON PLACE  
TAX PARCEL NUMBER: 223-301-11  
CASE NUMBER: 2019-050AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow a handicap ramp that is required for access to a single family home to encroach into the front 40' setback required for the subject property by the Zoning Ordinance.

The following facts warrant approval of the administrative deviation request:

1. Per Code Section 12.106(2)(a), no accessory structures, including architectural features, shall be located within any required front setback.
2. Per the Zoning Ordinance Section 4.107 (3) Handicapped ramps: *The Zoning Administrator shall have the authority to approve a handicapped ramp or other encroachment into a yard, if the encroachment is required by law and there is no other reasonable location.*
3. Due to the topography of the front yard, and to ensure compliance with ADA (Americans With Disabilities Act) regulations, placement of the ramp within the front setback is appropriate to provide access to the single family home on the property.
4. The requested deviation to locate the handicap ramp structure within the 40 foot front setback is allowed by Section 4.107(3) 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