



September 11, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
4812 DAWN RIDGE DRIVE
TAX PARCEL NUMBER: 211-413-03
CASE NUMBER: 2019-066AD**

Dear Property Owner:

Your request for an administrative deviation has been granted to allow a 1 foot encroachment of an attached garage into the 6 foot side yard, required by the Ordinance Section 9.205(1)(f), and shown on a Physical Survey of the property dated August 22, 2019, provided by the applicant.

The following facts warrant approval of the administrative deviation request:

1. The subject property is zoned R-3 (single family) and has a minimum side yard of 6 feet per Ordinance Section 9.205(1)(f).
2. The applicant's physical survey prepared by Robert Lee, Land Surveyor, dated August 22, 2019, shows a 1 foot encroachment of the attached garage into the 6 foot side yard.
3. The setback encroachment was discovered when the above survey was completed.
4. The proposed deviation was caused by an inadvertent error that occurred during the construction of the garage.
5. The encroachment is minor and will not be easily detectable or visible.
6. 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