



November 7, 2019

**RE: ZONING APPROVAL FOR AN ADMINISTRATIVE DEVIATION
9612 FARMRIDGE LANE
TAX PARCEL NUMBER: 193-411-26
CASE NUMBER: 2019-081AD**

Dear Property Owner:

Your request for an administrative deviation has been granted to allow a 1.6 foot encroachment of a home into the 6 foot side yard, required by the Ordinance at the time of subdivision approval, and shown on a Physical Survey of the property dated October 21, 2019, provided by the applicant.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-4 (single family).
2. The property is referenced as Lot 26 Block 2 on the approved subdivision plat, Map Book 22 Page 597, by which the property was approved as a R9-CL (single family) cluster development.
3. Per Code Section 3212.5 Dimensional Requirements, effective at the time of subdivision approval (August 17, 1988), the minimum side yard dimensions for R9-CL were 8 feet and 6 feet, meaning that one side has to be at least 8 feet and the other side has to be at least 6 feet.
4. The applicant's physical survey prepared by J. Eric Clemmer, Land Surveyor, dated October 21, 2019, shows a 1.6 foot encroachment of the single family home into side yard that is required to be a minimum of 6 feet.
5. The setback encroachment was discovered when the above survey was completed.
6. The proposed deviation was caused by an inadvertent error that occurred during the construction of the home.
7. The encroachment is minor and will not be easily detectable or visible, because the home is located 4.4 feet inside the property line on the above referenced property.
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