



November 16, 2020

**RE: ADMINISTRATIVE DEVIATION APPROVAL
620 BALDWIN AVE
TAX PARCEL NUMBER: 125-216-12
CASE NUMBER: 2020-109AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow for a 1.4 foot encroachment into the required 3 foot rear yard and a 1.5 foot encroachment into the required 3 foot side yard for a detached accessory structure, as shown on a property survey dated October 15, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-6 (single family).
2. Per Code Section 12.106(2)(a) the minimum required rear yard and the minimum required side yard setback for a detached accessory structure in the R-6 zoning district are both 3 feet.
3. The detached single story framed structure located to the rear of the principal structure encroaches 1.4 feet into the required 3 foot rear yard and 1.5 feet in to the required 3 foot side yard accessory structure setback.
4. The encroachment is shown on a survey dated October 15, 2020.
5. The applicant requests an administrative deviation of the 1.4 foot encroachment in to the rear yard and 1.5 foot encroachment into the side yard that was caused by an inadvertent error during construction of the garage.
6. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(2).
7. The encroachment is minor and is not easily detectable or visible.
8. The encroachment is only into the 3 foot required accessory rear yard and 3 foot accessory side yard setback on the subject property, 1.6 feet from the north property line adjacent to 621 Torrence Street and 1.5 feet from the east property line adjacent to 616 Baldwin Ave. There is no encroachment that extends beyond the subject property.

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 maxx.oliver@charlottenc.gov or 704-336-3818.

Sincerely,


Maxx Oliver
Zoning Administration Specialist