



April 3, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION**  
**3823 Riceland Place**  
**TAX PARCEL NUMBER: 033-261-26**  
**CASE NUMBER: 2020-027AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow for a 5% increase of the allowable impervious area of 4,568 square feet in the Lake Wylie Watershed Overlay district as recorded with the Mecklenburg County Register of Deeds on the final plat and legal description: Book 41 Page 369. Increased to 4,770 square feet as shown on a property survey dated February 24, 2020 and last revised on March 23, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-3 (single family).
2. The subject property is in the Lake Wylie Protected Area Watershed Overlay District.
3. Per Code Section 10.606 sets a maximum impervious area allowed in the Lake Wylie Protected Area Watershed Overlay District.
4. The final plat and legal description recorded with the Mecklenburg County Register of Deeds: Book 41 Page 369 shows the subject property allows for a maximum impervious area of 4,568 square feet.
5. According to a property survey dated February 24, 2020 and last revised on March 23, 2020, the subject property has an impervious area of 4,770 square feet or 26.0 percent.
6. The subject property has 202 square feet, or 4.4 percent, of impervious area more than what is allowed by the final plat and legal description.
7. The applicant requests an administrative deviation of 5 percent increase in the allowed impervious area.
8. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(1).
9. The increased impervious area is minor and is not easily detectable or visible.
10. The impervious area is only 27.3 percent and 72.7 percent of the subject property remains impervious.

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](mailto:maxx.oliver@charlottenc.gov) or 704-336-3818.

Sincerely,

Maxx Oliver  
Zoning Administration Specialist