



May 8, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION
11028 DIPALI COURT
TAX PARCEL NUMBER: 031-316-03
CASE NUMBER: 2020-041AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow for a 5% increase of the allowable impervious area of 2,523.3 square feet in the Lake Wylie Protected Area Watershed Overlay district as recorded with the Mecklenburg County Register of Deeds on the final plat and legal description: Lot 3 in Book 30 Page 817. Increased to 2,649 square feet in order to accommodate a detached accessory structure.

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 30 Page 817 shows the subject property allows for a maximum impervious area of 2,523.3 square feet.
5. According to a property survey dated April 14, 2003, the subject property has an impervious area of 2,518 square feet or 24.8 percent.
6. The subject property currently has 5 square feet, or 0.99 percent, of impervious area less 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 26.1 percent of the area of the property and 73.9 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 or 704-336-3818.

Sincerely,


Maxx Oliver
Zoning Administration Specialist