



June 10, 2020

**RE: NOTIFICATION ADMINISTRATIVE DEVIATION
1009 STATE STREET
TAX PARCEL NUMBER: 071-094-03
CASE NUMBER: 2020-044AD**

Dear Mr. Barner:

Your request for an administrative deviation has been **granted** to allow for a 0.02 foot deviation for the proposed east lot and 0.08 foot deviation for the proposed west lot from the 50-foot minimum required lot width for properties zoned R-5 (single-family) per Code Section 9.205(1)(d) as shown of a property survey dated April 21, 2020.

The following facts warrant approval of the administrative deviation request:

1. The property is identified as Lots 5-8 in Block 7 of Summit View Subdivision of Plat Map Book 3 Page 95 in the office of the Register of Deeds for Mecklenburg County.
2. The lots are shown as being 25 feet in width on the approved Plat Map Book 3 Page 95.
3. The subject property is currently zoned R-5 (single-family).
4. Per Charlotte Zoning Code Section 9.205(1)(d) the minimum lot width in the R-5 zoning district is 50 feet.
5. The applicant requests an administrative deviation of 0.02 feet for the proposed lot on the eastern half of the property and 0.08 feet for the proposed western half of the property.
6. The proposed subdivision is shown on a survey dated April 21, 2020
7. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(2).
8. The deviation is minor and is not easily detectable or visible.
9. The deviation is only to the 50 foot minimum lot width on the subject property.
10. Due to an inadvertent error in the creation of the lots, one or more of the original 4 lots fell short of the intended uniform width of 25 feet.

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