



June 22, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION
1700 WESTBROOK DRIVE
TAX PARCEL NUMBER: 071-011-17
CASE NUMBER: 2020-054AD**

Dear Mr. Fludd:

Your request for an administrative deviation has been **granted** to allow for a 1 foot for the encroachment of an attached deck into the required 5 foot side yard setback, as shown on a property survey dated May 18, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-5 (single family).
2. Per Code Section 9.205(1)(f) the minimum required side yard setback for an attached accessory structure in the R-5 zoning district is 5 feet.
3. The attached deck located to the rear of the principal structure encroaches 0.79 feet into the required 5 foot side yard principal structure setback.
4. The encroachment is shown on a survey dated May 18, 2020.
5. The applicant requests an administrative deviation of 1 foot for the encroachment that was caused by an inadvertent error during construction.
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 5 foot required side yard setback on the subject property, 4.21 feet from the south (right) side property line adjacent to 1614 West 4th Street, and 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