



July 8, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION  
2634 IDLEWOOD CIRCLE  
TAX PARCEL NUMBER: 151-032-09  
CASE NUMBER: 2020-059AD**

Dear Applicant:

Your request for an administrative deviation has been **granted** to allow for a 1 foot and one-half inch encroachment of a proposed addition to the principal structure into the required 40 foot rear yard setback, as shown on a property survey dated March 9, 2019 and the construction drawings showing the proposed addition dated February 25, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-4 (single family).
2. Per Code Section 9.205(g), the minimum rear yard setback for R-4 district is 40 feet.
3. Per Code Section 12.106(1), no principal structure shall be located within any setback or yard.
4. The proposed addition to the principal structure encroaches 1 foot and one-half inch into the required 40 foot rear yard setback.
5. The encroachment is shown on a survey dated March 9, 2019 with the proposed addition shown on the construction drawings dated February 25, 2020.
6. The applicant requests an administrative deviation of the 1 foot and one-half inch encroachment in accordance with Section 4.107(2). Yards, Buffers, and Encroachments which states that the Zoning Administrator shall also have the administrative authority to approve deviations from yard and buffer requirements.
7. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(2).
8. The encroachment is minor and is not easily detectable or visible.
9. The encroachment is only into the 40 foot rear yard setback on the subject property, 38 feet and 11.5 inches from the rear property line, 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](mailto:maxx.oliver@charlottenc.gov) or 704-336-3818.

Sincerely,



Maxx Oliver  
Zoning Administration Specialist