



July 30, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION
14603 BATTELIERE DRIVE
TAX PARCEL NUMBER: 217-293-01
CASE NUMBER: 2020-067AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow for a 5% increase of the allowable impervious area of 3,795 square feet in the Lower Lake Wylie Protected Area Watershed Overlay district as recorded with the Mecklenburg County Register of Deeds on the final plat and legal description: Lot 11, The Enclave at Montreux, Phase 2 in Plat Book 62 Pages 86 and 87. The proposed deviation is to allow an increase to 3,984.75 square feet of impervious area on the lot in order to accommodate a proposed at-grade concrete patio.

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 Lower Lake Wylie Protected Area Watershed Overlay District.
3. Per Code Section 10.706 sets a maximum impervious area allowed in the Lower Lake Wylie Protected Area Watershed Overlay District.
4. The final plat and legal description recorded with the Mecklenburg County Register of Deeds: Lot 11, The Enclave at Montreux, Phase 2 in Plat Book 62 Pages 86 and 87 shows a maximum impervious area of 3,795 square feet.
5. According to the final as-built survey dated June 13, 2018 the maximum impervious area for the property is 3,795 square feet.
6. The subject property currently has 3,631 square feet of impervious area or 164 square feet 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 maximum 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 maximum proposed impervious area is 39.3 percent of the lot area and 60.7 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 or 704-336-3818.

Sincerely,

Maxx Oliver
Zoning Administration Specialist