



August 7, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION  
14825 BRIDLE TRACE LANE  
TAX PARCEL NUMBER: 223-454-28  
CASE NUMBER: 2020-072AD**

Dear Applicant:

Your request for an administrative deviation has been **granted** to allow for a 1 foot encroachment of the attached garage portion on the left-front side of the house into the 30 foot front setback, as shown on a property survey dated April 20, 2016.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-3 (single family).
2. Per Code Section 9.205(e1), the minimum front setback for R-3 is 30 feet.
3. Per Code Section 12.106(1), no principal structure shall be located within any setback or yard.
4. The attached garage portion of the front of the principal structure encroaches 1 foot into the required 30 foot front setback.
5. The encroachment is shown on a survey dated April 20, 2020
6. The applicant requests an administrative deviation of the 1 foot encroachment that was caused either by an inadvertent error during construction or a surveying error.
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 30 foot required front setback on the subject property, 29 feet from the front property line along 14825 Bridle Trace Lane 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