



August 17, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION
411 WAKE STREET
TAX PARCEL NUMBER: 078-193-16
CASE NUMBER: 2020-074AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow for a 1 foot encroachment into the required 3 foot rear yard and a 1.7 foot encroachment into the required 3 foot side yard single story framed accessory structure, as shown on a property survey dated July 13, 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 12.106(2)(a) the minimum required rear yard and the minimum required side yard setback for a detached accessory structure in the R-5 zoning district are both 3 feet.
3. The detached single story framed structure located to the rear of the principal structure encroaches 1 foot into the required 3 foot rear yard and 1.7 feet in to the required 3 foot side yard accessory structure setback.
4. The encroachment is shown on a survey dated July 13, 2020.
5. The applicant requests an administrative deviation of the 1 foot encroachment in to the rear yard and 1.7 foot encroachment into the side yard that was caused by an inadvertent surveying 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 3 foot required accessory rear yard and 3 foot accessory side yard setback on the subject property, 2 feet from the east side property line adjacent to 322 Flint Street 1.3 feet from the south property line adjacent to 409 Wake Street. 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