



September 9, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION
9108 COLWICK HILL LANE
TAX PARCEL NUMBER: 108-103-38
CASE NUMBER: 2020-077AD**

Dear Applicant:

Your request for an administrative deviation has been **granted** to allow for a 1.9 foot encroachment of the attached porch on the right-front side of the house into the 20 foot front setback, as shown on a property survey dated August 24, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-3 (single family).
2. The minimum front setback for the subdivision is 20 feet as specified on the recorded plat of Brentwood Phase 1 Map 1 Map found at the Mecklenburg County Register of Deeds in Map Book 65 Page 24.
3. Per Code Section 12.106(1), no principal structure shall be located within any setback or yard.
4. The attached porch on the front of the principal structure encroaches 1.9 feet into the required 20 foot front setback.
5. The encroachment is shown on a survey dated August 24, 2020
6. The applicant requests an administrative deviation of 2 feet of the encroachment that was caused by an inadvertent surveying error during construction.
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 20 foot required front setback on the subject property, 18.1 feet from the front property line along Colwick Hill 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 or 704-336-3818.

Sincerely,

Maxx Oliver
Zoning Administration Specialist