



September 21, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION  
15217 MONTAGE LANE  
TAX PARCEL NUMBER: 217-352-10  
CASE NUMBER: 2020-085AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow for a 5% increase of the allowable impervious area of 5,000 square feet in the Lower Lake Wylie Critical Area Watershed Overlay district as recorded with the Mecklenburg County Register of Deeds on the final plat and legal description: Lot 93, Palisades Tract 3 Phase 2 Map1, in Plat Book 62 Pages 22. The proposed deviation is to allow an increase to 5,250 square feet of impervious Built Upon Area on the lot in order to accommodate a paver patio shown on the property survey dated July 9, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned MX-3 (Mixed-Use District).
2. The subject property is in the Lower Lake Wylie Critical Area Watershed Overlay District.
3. Per Code Section 10.706 sets a maximum impervious area allowed in the Lower Lake Wylie Critical Area Watershed Overlay District.
4. The final plat and legal description recorded with the Mecklenburg County Register of Deeds: Lot 93, Palisades Tract 3 Phase 2 Map1, in Plat Book 62 Pages 22 shows a maximum impervious area of 5,000 square feet.
5. According to the property survey dated July 9, 2020 the current impervious Built Upon Area on the property is 5,120 square feet for this property.
6. The subject property currently has 5,120 square feet of impervious area or 120 square feet more than what is allowed by the final plat and legal description.
7. The applicant requests an administrative deviation for a 5% increase in the maximum allowed Built Upon Area to 5,250 square feet which would accommodate the at-grade paver patio.
8. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(1). The applicant has agreed to measures that would ameliorate the deviation from complete compliance with the ordinance requirements per Section 4.107(1).
9. The increased impervious area is minor and is not easily detectable or visible.
10. The maximum proposed impervious Built Upon Area is 32.5 percent of the lot area and 67.5 percent of the subject property remains pervious.

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