



October 16, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION  
2309 MT. ISLE HARBOR DRIVE  
TAX PARCEL NUMBER: 031-231-10  
CASE NUMBER: 2020-095AD**

Dear Property Owner:

Your request for an administrative deviation has been **granted** to allow for a 5% increase of the allowable impervious area of 5,990 square feet in the Mountain Island Lake Critical Area Watershed Overlay district as recorded with the Mecklenburg County Register of Deeds on the final plat and legal description: Lot 28, Block 1 - Mt. Isle Harbor Phase 1 Map 3, in Plat Book 28 Pages 988. The proposed deviation is to allow an increase to 6,290 square feet of impervious area on the lot in order to accommodate an attached garage addition as shown on the property survey dated September 5, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-RPUD (Residential Planned Unit Development).
2. The subject property is in the Mountain Island Lake Critical Area 4 Watershed Overlay District.
3. Per Code Section 10.506 sets a maximum impervious area allowed in the Mountain Island Lake Critical Area Watershed Overlay District.
4. The final plat and legal description recorded with the Mecklenburg County Register of Deeds: Lot 28, Block 1 - Mt. Isle Harbor Phase 1 Map 3, in Plat Book 28 Pages 988 shows a maximum impervious area of 5,990 square feet per lot.
5. According to the property survey dated September 5, 2020 the current impervious Built Upon Area on the property is 5,120 square feet for this property.
6. The subject property currently has 5,666 square feet of impervious area or 324 square feet less 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 6,290 square feet which would accommodate the proposed attached garage.
8. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(1). The applicant has stated that the topography of the land contributes to the increased impervious area due to where the garage must be located, causing the need for a driveway that is longer than what would otherwise be constructed on a lot with lesser topographic change.
9. The increased impervious area is minor and is not easily detectable or visible.
10. The maximum proposed impervious area is 20.8 percent of the lot area and 79.2 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