



October 16, 2020

**RE: ADMINISTRATIVE DEVIATION NOTIFICATION
2325 LATHROP LANE
TAX PARCEL NUMBER: 177-072-51
CASE NUMBER: 2020-096AD**

Dear Applicant:

Your request for an administrative deviation has been **granted** to allow for a 1 foot encroachment of the attached front porch on the right side of the house into the 35 foot front setback, as shown on a property survey dated September 22, 2020.

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. The final plat recorded with the Mecklenburg County Register of Deeds: Lot 3, Block 20 Deering Oaks - Section 2C, in Plat Book 17 Page 101 shows a minimum setback of 35 feet.
4. According to Section 9.205(1) Footnote 1: setbacks shown on a recorded plat shall supersede required zoning setbacks.
5. Per Code Section 12.106(1), no principal structure shall be located within any setback or yard.
6. The attached front porch of the principal structure encroaches 0.7 feet into the required 35 foot front setback.
7. The encroachment is shown on a survey dated September 22, 2020.
8. The applicant requests an administrative deviation of the 0.7 foot encroachment that was caused by an inadvertent error during construction.
9. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(2).
10. The encroachment is minor and is not easily detectable or visible.
11. The encroachment is only into the 35 foot required front setback on the subject property, 34.3 feet from the front property line along Lathrop 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