



January 6, 2021

**RE: ADMINISTRATIVE DEVIATION APPROVAL
10936 WILD DOVE LANE
TAX PARCEL NUMBER: 223-462-30
CASE NUMBER: 2020-126AD**

Dear Property Owners:

Your request for an administrative deviation has been **granted** to allow for a 5%, or 1.25 foot, increase to the 25%, or 6.25 foot, allowable encroachment of extensions to the principal structure into the rear yard. The proposed encroachment is in order to construct a porch.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-12 PUD single family residential.
2. Per the final plat and legal description recorded with the Mecklenburg County Register of Deeds: Lot 30, Thornhill, Parcel 6 Map 1 in Plat Book 25 Pages 626, the minimum rear yard for the property is 25 feet.
3. Per Code Section 12.106(3), no extension of the principal structure may encroach into the rear yard more than 25%.
4. The deviation is requested to construct a new porch on the rear of an existing home. The applicant has agreed to measures to ameliorate the deviation.
5. The required 25 foot rear setback is shown on the survey dated October 18, 2001.
6. The applicant requests an administrative deviation of the 5%, 1.25 feet, to allow the encroachment of the proposed porch.
7. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(1).
8. The encroachment is minor and is not easily detectable or visible.
9. The proposed encroachment is only into the 25 foot required rear yard on the subject property, 17.5 feet from the rear property line and there will be 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