



January 5, 2021

**RE: ADMINISTRATIVE DEVIATION APPROVAL
3436 CRAIG AVE
TAX PARCEL NUMBER: 157-106-48
CASE NUMBER: 2020-129AD**

Dear Applicant:

Your request for an administrative deviation has been **granted** to allow for a 0.9 foot encroachment of an existing detached dwelling into the 5 foot side yard setback, as shown on a property survey dated December 15, 2020.

The following facts warrant approval of the administrative deviation request:

1. The subject property is currently zoned R-4 (single family).
2. Per Code Section 9.205(1)(f), the minimum side yard for the R-4 district is 5 feet.
3. Per Code Section 12.106(1), no principal structure shall be located within any setback or yard.
4. The principal structure encroaches 0.9 feet into the required 5 foot side yard.
5. The encroachment is shown on a survey dated December 15, 2020.
6. The applicant requests an administrative deviation of the 0.9 foot encroachment that was caused by an inadvertent surveying error.
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 5 foot required side yard on the subject property, 4.1 feet from the right side property line, 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