



January 6, 2021

**RE: ADMINISTRATIVE DEVIATION APPROVAL
1213 LILAC ROAD
TAX PARCEL NUMBER: 151-031-29
CASE NUMBER: 2020-133AD**

Dear Applicant:

Your request for an administrative deviation has been **granted** to allow for a 10 inch encroachment into the required 3 foot accessory side yard for a garage, as shown on a property survey dated December 14, 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 12.106(2)(a) the minimum required side yard setback for a detached accessory structure in the R-4 zoning district is 3 feet.
3. The detached garage located to the rear of the principal structure encroaches 10 inches into the required 3 foot side yard accessory structure setback.
4. The encroachment is shown on a survey dated December 14, 2020.
5. The applicant requests an administrative deviation of the 10 inch encroachment into the side yard that was caused by an inadvertent surveying error during construction.
6. This requested deviation is within the dimensional measurement allowed by the Zoning Ordinance Section 4.107(2).
7. The encroachment is minor and is not easily detectable or visible.
8. The encroachment is only into the 3 foot required accessory side yard setback on the subject property, 2 feet 2 inches from the right side property line. 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