

Hearing Request Application - Form 1

Zoning Board of Adjustment

City of Charlotte

APR 27 2012

Sonda Kennedy
ZBA Clerk

Date Filed: _____

Case Number: 12-016

Received by: _____

Instructions

This form must be filled out completely. Please attach the appropriate additional form depending on your request type along with required information as outlined in the appropriate checklist. Please type or print legibly. All property owners must sign and consent to this application, attach additional sheets if necessary. If the applicant is not the owner, the owners must sign the Designation of Agent section at the bottom of this form.

The Applicant Hereby (check all that apply):

- ☒ Requests a variance from the provisions of the zoning ordinance as stated on Form 2
☐ Appeals the determination of a zoning official as stated on Form 3
☐ Requests an administrative deviation as stated on Form 4

Applicant or Agent's Name: Casco Signs Inc. Darin MartinMailing Address: PO Box 1349City, State, Zip: Concord NC 28026Daytime Telephone: 7047889055

Home Telephone: _____

Interest in this Case (please circle one):

Owner

Adjacent Owner

OtherProperty Owner(s) [if other than applicant/agent]: Huddco ManagementMailing Address: 301 S Tryon St Suite 180City, State, Zip: Charlotte NC

Daytime Telephone: _____

Home Telephone: _____

Property Address: 116625 Lancaster HwyTax Parcel Number: 22308103Zoning District: NSSubdivision Name: Shoppes @ HughesConditional District: YES NO

Applicant Certification and Designation of Agent

I (we) certify that the information in this application, the attached form(s) and documents submitted by me (us) as part of this application are true and correct. In the event any information given is found to be false, any decision rendered may be revoked at any time. I (we) hereby appoint the person named above as my (our) agent to represent me (us) in this application and all proceedings related to it. I (we) further certify to have received, read and acknowledged the information and requirements outlined in this packet.

Date 4/26/12Property Owner - Authorized Member

Date _____

Property Owner _____

Variance Application - Form 2
Zoning Board of Adjustment
City of Charlotte

Date Filed: _____ Case Number: _____ Fee Collected: _____

Has work started on this project? YES ☐ NO ☒
 If yes, Did you obtain a building permit? YES ☐ NO ☒ If yes, attach a copy.
 Have you received a Notice of Violation for this project? YES ☐ NO ☒ If yes, attach a copy.
 Has this property been rezoned? YES ☐ NO ☒ If yes, Petition Number: _____

(1) What zoning ordinance section numbers are you seeking a variance from? Please list each section, the requirement and the requested variance.

Item	Code Section	Code Requirement	Variance Request
Example	9.205 (1)(g)	45 foot rear yard	35 foot rear yard (10 foot reduction from required)
A	11.509	100 sq ft	allow up to 50+ sq ft
B			additional for
C			Pharmacy Signage.
D			
E			

(2) Please describe why the variances requested are necessary.

Harris Teeter is adding drive thru pharmacy. Signage will be needed for customers to know if and when drive-thru is open or closed. ALSO THE SIGNAGE WILL PRIMARILY SERVE AS DIRECTIONAL SIGNAGE INDICATING WHICH WAY TO ENTER THE DRIVE THRU.

(3) THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THE ORDINANCE. The courts have developed three rules to determine whether, in a particular situation, "practical difficulties or unnecessary hardships" exist. State facts and arguments in support of each of the following:

(a) If the property owner/applicant complies with the provisions of the Ordinance, the property owner can secure no reasonable return from, or make no reasonable use of his property. (It is not sufficient that failure to grant the variance simply makes the property less valuable.)

WITHOUT DIRECTIONAL SIGNAGE A DRIVE THRU SIMPLY CAN NOT FUNCTION.

(b) The hardship of which the Applicant complains results from unique circumstances related to the Applicant's land. (Note: Hardships common to an entire neighborhood, resulting from overly restrictive zoning regulations, should be referred to the Charlotte-Mecklenburg Planning Department. Also, unique personal or family hardships are irrelevant since a variance, if granted, runs with the life of the land.)

THE DRIVE THRU PHARMACY IS A NEW CONCEPT THAT WASN'T EVEN A PART OF HARRIS TEETER'S OPERATION WHEN THE ORIGINAL SIGN PERMITS WERE ISSUED.

(c) The hardship is not the result of the Applicant's own actions.

THE APPLICANT WOULD ASK THAT THESE SIGNS BE CLASSIFIED AS DIRECTIONAL SIGNAGE AND THEREFORE BE EXEMPT FROM PERMITTING.

(4) THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ORDINANCE AND PRESERVES ITS SPIRIT. (State facts and arguments to show that the requested variance represents the least possible deviation from the letter of the Ordinance to allow a reasonable use of the land; and, that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.)

THE OVERALL STORE SIGNAGE WILL REMAIN THE SAME. THE DRIVE THRU SIGNAGE WILL SERVE TO DIRECT THE TRAFFIC IN AND OUT OF THE DRIVE THRU.

2 drive thru signs @ 24 sq-ft each = 48 sq-ft.

(5) THE GRANTING OF THE VARIANCE SECURES THE PUBLIC SAFETY AND WELFARE AND DOES SUBSTANTIAL JUSTICE. (State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the Applicant.)

IMAGINE THE CONFUSION IF IT IS NOT ALLOWED TO PROPERLY IDENTIFY THE DRIVE THRU ACCESS.

IT WILL DEFINITELY ENSURE PUBLIC SAFETY IF THESE SIGNS ARE ALLOWED AS SHOWN.

See page 3 of 3 for location of signs on drive-thru canopy

Drawing # 11-4470Sales DM


Date 01/11/12Designer G. Peters


Revised 04/19/12

Customer HT #317 drive thru pharmacy

Shops @ Ardrey Kell Charlotte, NC

Customer Approval:

All components and installations are approved and listed by:  UNDERWRITERS LABORATORIES



This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U. S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

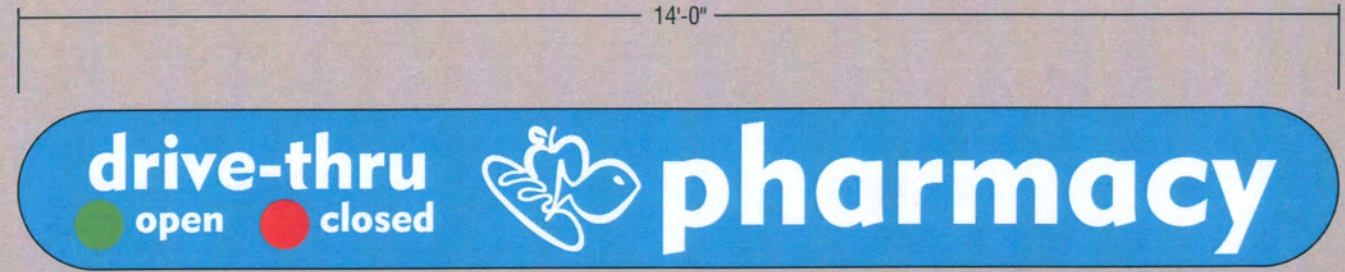
Customer's signature:

Power exits sign on left side



A (1) S/F Lighted Cabinet
Scale: 1/2" = 1'-0"

Power exits sign on left side



B (1) S/F Lighted Cabinet
Scale: 1/2" = 1'-0"

Electrical Information

Need a single gang switch box with conduit up to the ceiling so we can run our low voltage wiring to a standard 3 way switch. We will need two separate 18 gauge pairs run from the switch box to the area where the signs will be installed. Power will come out on the left side of the signs.

Cabinet Specifications

S/F, Lighted sign cabinets fabricated from aluminum (.040" returns & .063" backs [8" deep]) & finished blue. Graphics are routed from aluminum face & backed with white acrylic. Open & Closed lights backed by green & red acrylic & the lighting to be controlled by a baffle using a remote switch inside the Pharmacy. Internal lighting via white US LEDs.

Cabinets mounted to soffit of Drive-Thru canopy via method TBD

Harris Teeter
Food Market And Pharmacy
Charlotte, NC (HT #317)

- 2447 White acrylic - backs routed areas
- 2793 Red acrylic - "Closed" light
- 2030 Green acrylic - "Open" light
- Paint to match PMS 2925 C Blue - face; cabinet

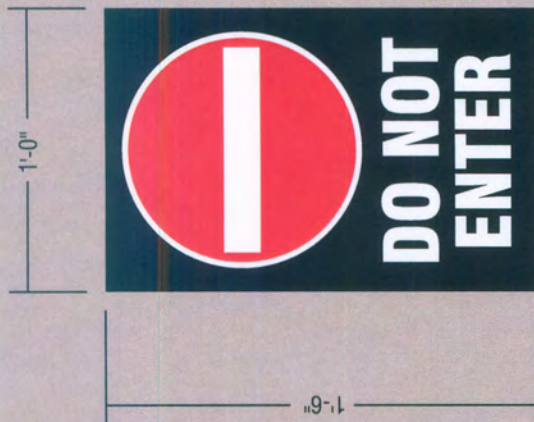


Typical End View

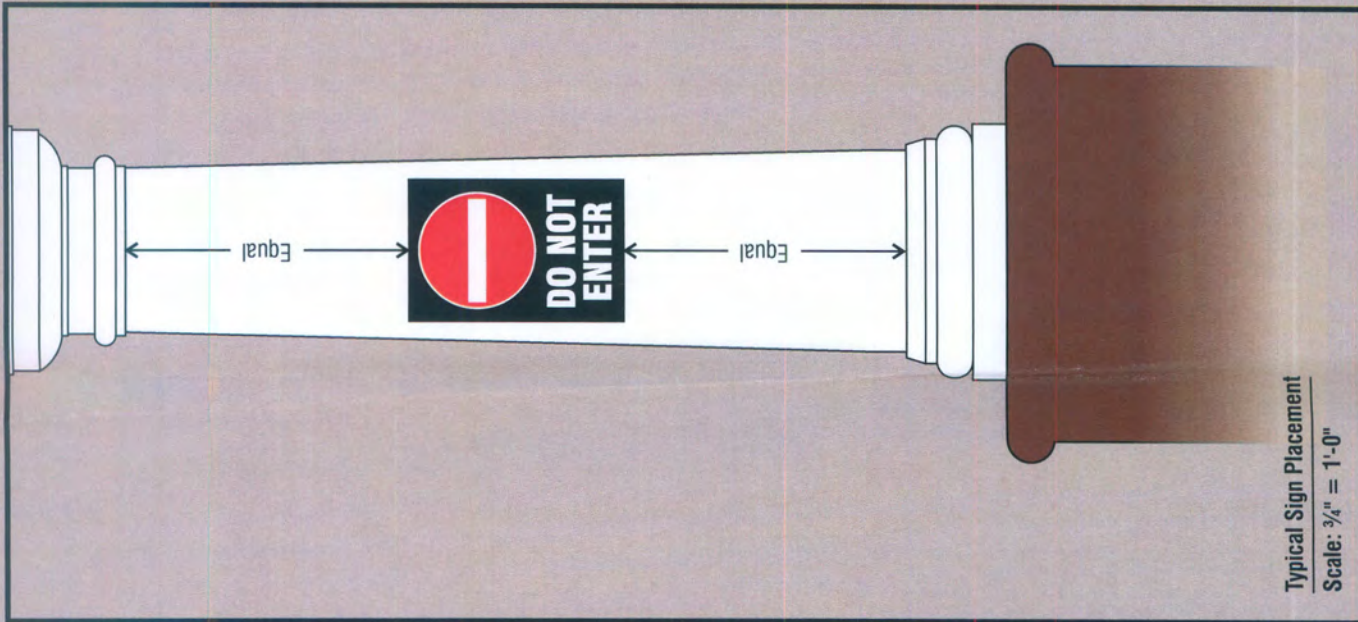
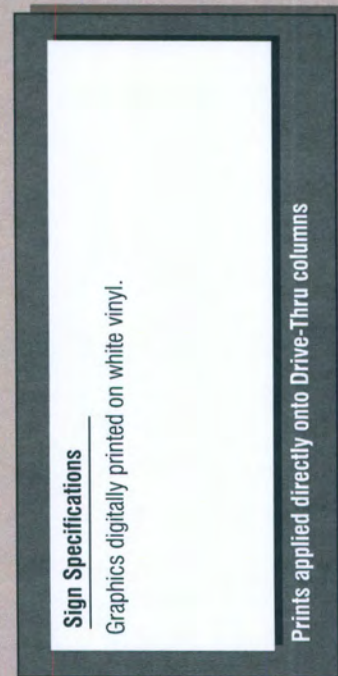
Scale: 3/4" = 1'-0"

Mounting method TBD

See page 3 of 3 for location of signs on drive-thru canopy



C (2) Digital Prints
Scale: 1 1/2" = 1'-0"



Production Drawing

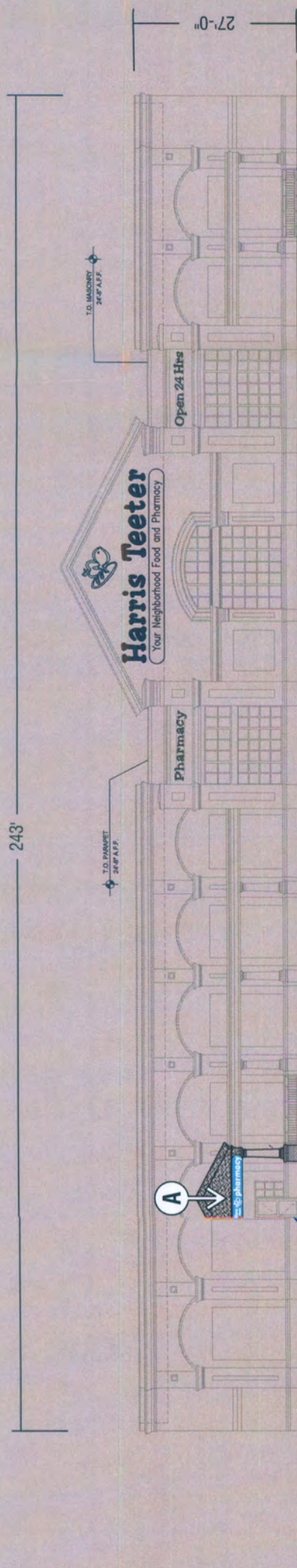
Drawing # 11-4470	Sales DM	Customer HT #317 drive thru pharmacy	Customer Approval:
Date 01/11/12	Designer G. Peters	Location Shops @ Ardrey Kell Charlotte, NC	
Revised			All components and installations are approved and listed by: UNDERWRITERS LABORATORIES

This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U. S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

Customer's signature: _____

incorporated

Page 2 of 3



Existing Signage

"Harris Teeter" = 54 Sq. Ft.
 Tag-line Cabinet = 14 Sq. Ft.
 Logo = 12 Sq. Ft.
 "Pharmacy" = 10 Sq. Ft.
 "Open 24 Hrs" = 10 Sq. Ft.

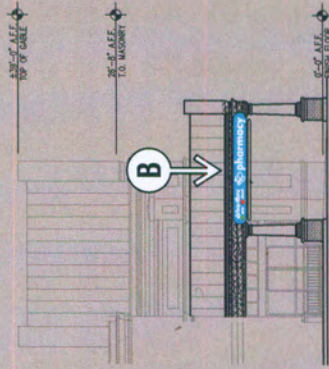
100 Total Sq. Ft.

Used Signage

J = Informational

Front Elevation

Scale: Not To Scale

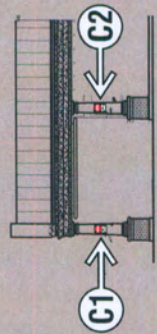


Partial Left Side Elevation

Scale: Not To Scale

Proposed Signage

Drive-Thru = Informational



Partial Right Side Elevation

Scale: Not To Scale

Proposed Signage

Do Not Enter = Informational

Drawing # 11-4470	Sales DM	Customer HT #317 drive thru pharmacy	Customer Approval:
Date 01/11/12	Designer G. Peters	Location Shops @ Ardrey Kell Charlotte, NC	All components and installations are approved and listed by: UNDERWRITERS LABORATORIES
Revised 04/26/12			

This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Design may be purchased for a sum of Two Hundred and Fifty dollars (\$250.00) and is protected by U. S. copyright law. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

Customer's signature: _____

