



CERTIFIED MAIL

Adams Outdoor Advertising
1134 North Graham Street
Charlotte, NC 28206

**RE: VARIANCE
1201 S. Clarkson Street
CASE NUMBER 09-010**

Dear Adams Outdoor Advertising:

At its meeting on March 31, 2009, the City of Charlotte Zoning Board of Adjustment ("Board") **denied** two (2) variances: 1) a 258 foot variance from the required 1,000 foot spacing between electronic changeable face outdoor advertising signs on the same side of the street and any other static outdoor advertising signs and 2) a 20 foot variance from the required 20 foot minimum spacing between an electronic changeable face outdoor advertising structure and any building to allow the placement of an electronic changeable face outdoor sign.

The Board based its decision on the following findings of fact:

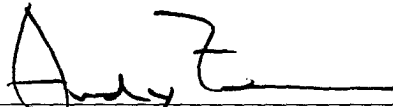
1. The applicant is Adams Outdoor Advertising.
2. The subject parcel current zoning classification is I-2 (Industrial).
3. The existing sign is located at 1201 S. Clarkson Street, further identified as tax parcel 073-251-02.
4. The existing building was constructed in 1989.
5. The installation of a new outdoor advertising sign requires that the sign be placed a minimum distance of 20 feet from existing buildings and the current sign location does not meet the 20 foot distance requirement from an existing building.
6. Adams Outdoor Advertising Company currently owns the outdoor advertising sign in question and the outdoor advertising sign formerly owned by National Advertising Company "JFG".

Based upon the above findings of fact, the Board concludes that the applicant has met each of the three standards stated in §5.108(1) of the Ordinance, and more specifically:

1. The hardship is not a result of restrictions imposed by the Zoning Ordinance but the applicant's own action to replace an existing billboard with an electronic billboard.
2. The request does not meet the intent and spirit of the Zoning Ordinance.
3. Granting of the variance would be in direct violation of the Ordinance.
4. Reasonable use of the property can be secured without a variance.

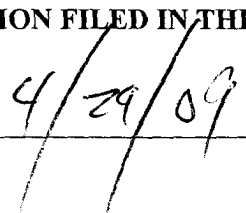
Pursuant to N. C. G. S. Section 160A-388(e), the Board's decision in Case No. 09-010 may be appealed by a petition for review in the nature of *certiorari* to Superior Court within thirty (30) days from the date stated below, which is the date when the decision of the Board was filed in the Planning Department/Zoning Administration Division, or within thirty (30) days after receipt of the decision by an aggrieved party who filed a written request for such copy with the Clerk to the Board at the time of the hearing of the case, whichever is later.

Sincerely,

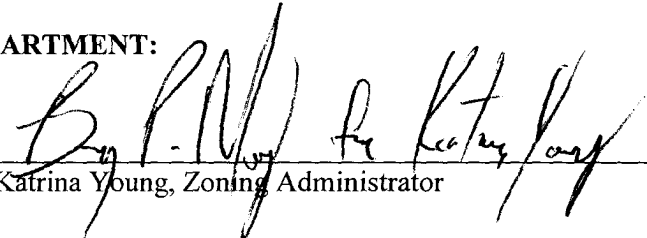


Andrew Zoutewelle
Chairperson

DECISION FILED IN THE PLANNING DEPARTMENT:



Date



Katrina Young, Zoning Administrator