



December 28, 2010

E. C. Griffith Company
1944 Brunswick Avenue
Charlotte, NC 28207

RE: **ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**
1730 ABBEY PLACE
TAX PARCEL NUMBER: 175-142-11
CASE NUMBER: 10-045AD

Dear E. C. Griffith Company:

Your request for an 87 square foot variance to allow a neighborhood food and beverage service to exceed the maximum 1800 square feet has been **granted**. You may obtain a permit to reflect your variance at 700 N. Tryon Street (Hal Marshall Building).

My investigation and review of the request indicates that the following facts warrant approval of the request:

1. The physical layout of the land and the structures upon the land are such that the ordinance requirement cannot be met.
 - a) *As a result of code requirement, a front entrance must be located facing the parking lot. There is an existing planter and grade change that makes it necessary to locate the required entrance on the opposite side of the storefront. The first available location to the right side adjacent to the planter is being proposed.*
 - b) *Relocating the door to the right of the planter creates a hardship in that it increases the building area from 1800 square feet to 1887 square feet.*

An Administrative approval was granted under Section 4.107(Delegated Authority). Please make sure that the annotation of this section is noted on the permit application.

If I can be of further assistance in this matter, please contact me at (704) 336-3571.

Sincerely,

Katrina J. Young, CZO
Zoning Administrator

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

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