



March 30, 2011

Charlotte Industrial LLC
2229 N Davidson St
Charlotte, NC 28205

RE: **ZONING APPROVAL FOR AN ADMINISTRATIVE VARIANCE**
2229 N DAVIDSON STREET
TAX PARCEL NUMBER: 083-053-11
CASE NUMBER: 11-011AD

Dear Charlotte Industrial LLC:

Your request for a 20 foot variance from the required 400 feet to allow an accessory use of a bar within a brewery to be located within 400 feet of a residential use 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:

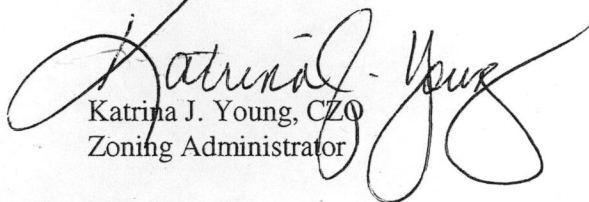
1. Because of the nature of the abutting property or intervening topographical or geographical features, the application of the ordinance requirement would not serve as useful purpose.

The residence that is within 400 feet of the proposed use is located across the street and is behind a large building that serves as a protective barrier from any secondary impacts of the proposed use.

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



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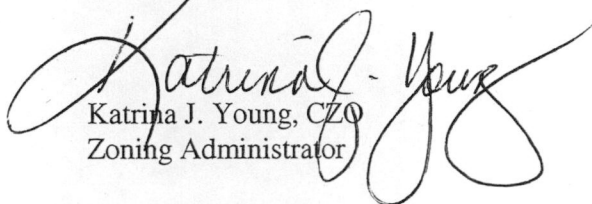
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