



CERTIFIED MAIL

Edens & Avant
P. O. Box 528
Columbia, SC 29202

**RE: VARIANCE
3540 MOUNT HOLLY-HUNTERSVILLE ROAD
CASE NUMBER 11-014**

Dear Edens & Avant:

At its meeting on April 26, 2011, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 57.08 square foot variance to allow a sign to be erected at 277.08 square feet.

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

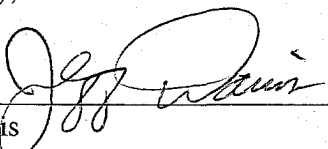
1. The applicants are Edens & Avant (Represented by Darin Martin, Casco Signs, Inc).
2. The proposed site is located at 3540 Mt. Holly-Huntersville Road, further identified as tax parcel 033-012-26.
3. The subject parcel is zoned CC (Commercial Center District).
4. Per Section 13.108 (1), total area of wall signs may be increased by 10% if:
 - a. Such wall signs consists only of individual, outlined alphabet, numeric, and /or symbolic characters without background, except the background provided by the building surface to which the sign is affixed; or
 - b. No detached sign is used on the premises
5. The applicant is proposing to erect a wall sign with a wall area of approximately 277.08 square feet.
6. The zoning ordinance allows for a wall area increase of 10% if individual letters are used which would increase the wall area from 200 square feet to 220 square feet.
7. The applicant is proposing to replace existing signs that are currently at this location; however, the length and width proposed has been increased which consequently increases the wall area of the wall sign.
8. The variance request is small in context.
9. There was testimony from the applicant that the new sign would decrease the square footage of the current nonconforming sign.
10. The view from the nearby street has been hindered by other structures being developed on the property.

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 variance is in harmony with the general purpose and intent of the Ordinance and further preserves its spirit.
2. Granting the variance will not adversely affect adjacent or contiguous properties.
3. In granting the variance the public safety and welfare have been assured and substantial justice has been done.

All applicable permits must be obtained from the Planning Department, which has been notified of this decision. The Ordinance §5.111, provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy pertaining to the need for the variance is not obtained within two (2) years from the date of the meeting of the Board at which the Board rendered its decision.

Sincerely,

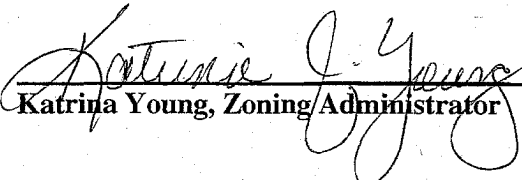


Jeff Davis
Chairperson

Cc: Darin Martin, Casco Signs, Inc.

DECISION FILED IN THE PLANNING DEPARTMENT:

May 26, 2011
Date



Katrina Young, Zoning Administrator