



CERTIFIED MAIL

Christopher Jarrett
2615 Huntingtowne Farms Lane
Charlotte, NC 28210

**RE: APPEAL
2615 HUNTINGTOWNE FARMS LANE
CASE NUMBER 11-015**

Dear Mr. Jarrett:

At its meeting on June 28, 2011, the City of Charlotte Zoning Board of Adjustment ("Board") **upheld** the Zoning Administrator's interpretation of the definition of a large commercial vehicle and how it is measured.

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

1. The applicant, Christopher Jarrett, is appealing the Zoning Administrator's interpretation of the definition of a large commercial vehicle and how it is measured.
2. The property is located at 2615 Huntingtowne Farm Lane, further identified as tax parcel 173-191-12.
3. The site is zoned R-3 (residential).
4. Code Section 12.218(1)(c) states that large commercial vehicles are prohibited from parking in all residential districts except as permitted in Section 12.218(4).
5. Code Section 12.218(4) states that this section shall not be construed as to prevent the temporary parking of emergency vehicles, delivery trucks, moving vans and similar vehicles used for delivery of goods and services nor the parking of commercial vehicles at an active job site or staging area.
6. The applicant received a zoning violation letter dated 2/27/2011, stating that parking a large commercial vehicle in a residential area was a violation of the City of Charlotte Zoning Ordinance.
7. The platform on the applicant's truck, including its ramp, is approximately 17 feet in length, which classifies it as a large commercial vehicle.
8. Parking the vehicle with a bed of more than 14 feet is illegal and against the Ordinance.

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

The Zoning Board of Adjustment upholds the Zoning Administrator's interpretation that the commercial cargo area exceeds the length allowed per Code Section 2.201 definition of a large commercial vehicle and is not permitted at this location.

Pursuant to N. C. G. S. Section 160A-388(e), the Board's decision in Case No. 11-015 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.

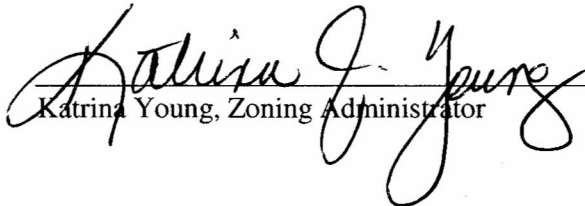
Sincerely,



Jeff Davis
Chairperson

DECISION FILED IN THE PLANNING DEPARTMENT:

7-22-11
Date



Katrina Young, Zoning Administrator