



CERTIFIED MAIL

Mr. Paul Raetz/Sunoco Partners Butane Blending LLC
525 Fritztown Rd
Sinking Spring, PA 19608

**RE: VARIANCE
6801 FREEDOM DRIVE
CASE NUMBER 11-033**

Dear Mr. Raetz:

At its meeting on September 27, 2011, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 48'9" variance from the required 100' minimum distance separation to allow a storage tank facility to be located 51' from the rear property line. The request for a 55' variance from the required buffer was withdrawn by the applicant.

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

1. The applicant is Sunoco Logistics.
2. The proposed site is located at 6801 Freedom Drive, further identified as Mecklenburg County Tax Parcel number 055-012-04.
3. The subject parcel is zoned I-2 (Heavy Industrial).
4. The applicant proposes to install butane storage tanks on the property.
5. Code section 9.1103(37)(b) requires that all storage tanks and facilities be a minimum distance of 100 feet from any exterior property line including public right-of-way.
6. The proposed butane storage tank will be located 51'3" from the property line.
7. The hardship is the result of an irregular shaped lot.
8. The parcel under consideration is landlocked by two (2) pipelines, right-of-ways and a railroad line.

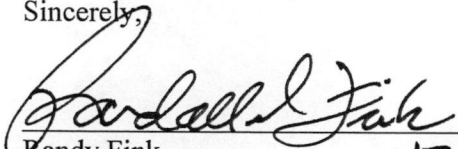
Based on the above findings of fact, the Board concludes that the applicant has met each of the three standards stated in §5.108(1) of the Ordinance, and more specifically:

1. The spirit of the Ordinance is observed by granting the variance, because of the hardship created by the irregular shape of the lot.
2. 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.

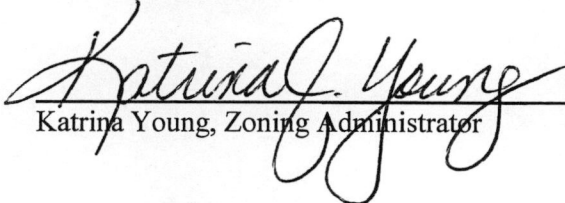
Sincerely,


Randy Fink
Vice-Chairperson

10/25/2011

DECISION FILED IN THE PLANNING DEPARTMENT:

October 25, 2011
Date


Katrina Young, Zoning Administrator