



CERTIFIED MAIL

Providence Day School, Inc
c/o Paul Ibsen
5800 Sardis Road
Charlotte, NC 28270-5365

**RE: VARIANCE
5800 SARDIS ROAD
CASE NUMBER 11-035**

Dear Providence Day School, Inc:

At its meeting on October 25, 2011, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a variance from the Zoning Ordinance to allow the current buffer including vegetation to remain as installed and to allow the residential use of the property without a wooden fence; provided, however, that Providence Day School, Inc. shall continue to own and use the property located at 411 Glen Oaks Road (187-033-20) as its headmaster's residence. In the event, the use changes or sale occurs upon the property located at 411 Glen Oaks Road, the variance would be terminated.

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

1. The applicant is Providence Day School, Inc. (Represented by John Carmichael).
2. The proposed site is located at 5800 Sardis Road, further identified as tax parcel 187-033-03.
3. The subject parcel is zoned R-3 (Residential District).
4. The parcel is part of an approximate 43.5 acre campus for Providence Day School.
5. The applicant is also the owner of the adjacent property (411 Glen Oaks Road) that is occupied as a residential use.
6. The adjacent single-family structure is used to house Providence Day School's Headmaster.
7. The applicant has planted trees and shrubs in the reduced buffer areas required for a Class B buffer.
8. A hardship may exist from the existing topography change and sufficient vegetation planted between Providence Day School and the Headmaster's residence if the Zoning Ordinance is applied.
9. The applicant's desire to reduce the buffer but keep that area heavily vegetated is within the intent of the Ordinance.


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. By granting the variance, the public safety and welfare are secured and substantial justice is done.
2. The variance is in harmony and general purpose and intent of the ordinance and preserves its spirit.

3. Practical difficulties or unnecessary hardships would result from the strict application of these regulations.

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,



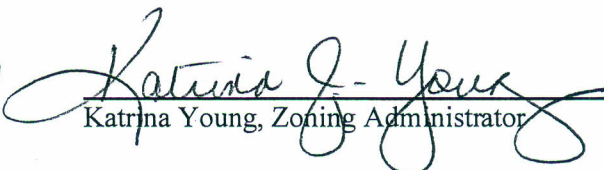
Jeffrey Davis
Chairperson

11-22-11

Date

DECISION FILED IN THE PLANNING DEPARTMENT:

November 22, 2011
Date



Katrina Young, Zoning Administrator