



CERTIFIED MAIL

Richard and Susan Coe
3834 Monroe Road
Charlotte, NC 28205

**RE: VARIANCE
3834 MONROE ROAD
CASE NUMBER 11-046**

Dear Mr. and Mrs. Coe:

At its meeting on December 13, 2011, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 123.5 foot variance from the required 300 foot minimum separation distance to allow the location of an outdoor pet services area with the condition that the structure continues to serve as a buffer so long as the variance is in place. The variance will terminate if any of the required conditions are removed.

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

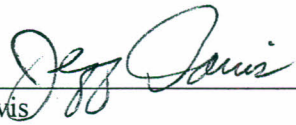
1. The applicant is Richard and Susan Coe (Represented by Robert G. Young).
2. The proposed site is located at 3834 Monroe Road, further identified as Mecklenburg County Tax Parcel number 159-047-04.
3. The subject parcel is zoned I-2 (Heavy Industrial).
4. The applicant proposes to construct an outdoor pet services area.
5. The proposed area will be enclosed by a fence.
6. The existing building, parking lot and abutting street screens the proposed use from the adjacent residential use.
7. Code section 12.541(1) requires that all outdoor pet services be located at least 300 feet from any residential use.
8. The residential use within 300 feet of the proposed area is located in an I-2 district.
9. Residential uses are not permitted in the I-2 district.
10. Tax records identify two properties within the 300 foot separation requirement as residential uses; however, the existing uses are commercial.
11. The majority of the area encompassed by a 300 foot buffer is in compliance with the separation requirement.
12. There is not a suitable location on the property other than its proposed location.
13. The applicant is not adding enclosed space but open space which will not generate any additional traffic and therefore will not be a detriment to the public safety and welfare.
14. All other uses surrounding the property are commercial and industrial.

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 intent of the Ordinance.
2. The spirit of the Ordinance is observed by granting the variance to reduce the distance separation.

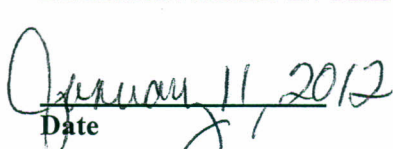
All applicable permits must be obtained from the Planning Department, which has been notified of this decision. The Ordinance §5.111, provides that unless otherwise specified by the Board, any decision of the Board granting a variance shall automatically expire if a permit or a certificate of occupancy 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,

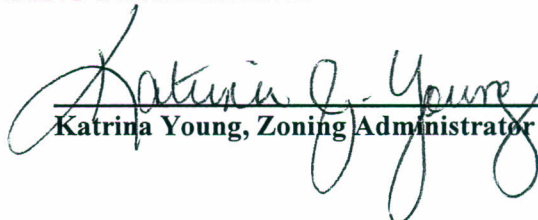


Jeff Davis
Chairperson

DECISION FILED IN THE PLANNING DEPARTMENT:



Date



Katrina Young, Zoning Administrator

Cc: Robert Young (Attorney)