



CERTIFIED MAIL

Concord Terrazzo Company, Inc
Attn: Peter Mielcarek, President
6914 Orr Road
Charlotte, NC 28213

**RE: VARIANCE
10220 Old Concord Rd
CASE NUMBER 12-015**

Dear Mr. Mielcarek:

At its meeting on May 29, 2012, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a variance to eliminate the entire 46 foot "Class A" required buffer.

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

1. The applicant is Concord Terrazzo Company Inc. (Represented by Peter Mielcarek).
2. The proposed site is located at 10220 Old Concord Road, further identified as tax parcel 051-122-14.
3. The subject parcel is zoned I-2 (Industrial District).
4. The site is not currently being used and was the location of a ready mix concrete plant.
5. The applicant is proposing to utilize the property for a stone crushing facility.
6. A 6 foot wooden fence shall be constructed by the applicant to reduce the buffer requirement by 25%.
7. The applicant is requesting a variance to reduce the required buffer from 46 feet to 0 feet.
8. The applicant's property is adjacent to a railroad line and residentially zoned property.
9. There are two (2) existing railroad tracks with a third one planned.
10. The entirety of the property is within either a railroad right of way or a road right of way.

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:

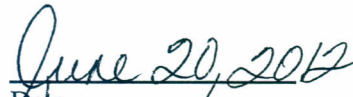
1. Granting the variance is necessary for reasonable use of property.
2. The hardship is unique to applicant's property and it not neighborhood-wide.
3. In granting the variance the public safety and welfare have been assured and substantial justice has been done.

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,


Randy Fink
Chairperson

DECISION FILED IN THE PLANNING DEPARTMENT:


Date


Katrina Young, Zoning Administrator