



CERTIFIED MAIL

Woppins LLC
Mike or Brad McMahon
3609 Trailer Drive (N I-85 Hwy)
Charlotte, NC 28269

**RE: VARIANCE
3609 TRAILER DRIVE
CASE NUMBER 2014-050**

Dear Woppins LLC:

At its meeting on December 9, 2014, the City of Charlotte Zoning Board of Adjustment ("Board") granted a 10 foot variance for a total height of fifty feet for a sign in its current location as proposed by the applicant and shown on page 3 of the applicant's application.

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

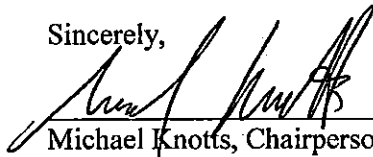
1. The applicant is Woppins LLC, owners Mike and Brad McMahon.
2. The proposed site is located at 3609 Trailer Drive, further identified as tax parcel 045-031-06.
3. The subject parcel's current zoning classification is I-1 (Industrial).
4. Per Code Section 13.109(5)(a) one detached identification sign is permitted per premises. If the property is adjacent to a Freeway or Expressway (Class I Thoroughfare) and the sign is oriented to the Freeway or Expressway, the maximum sign height is 40 feet.
5. The existing sign's current height is 56 feet.
6. The location of the sign base is 10 feet below the grade of I-85.
7. There was testimony that lowering the sign to the required 40 foot height could cause safety issues.
8. The front of the building is obscured by trees currently planted on the property and a sign erected at 50 feet will ensure visibility on I-85 and Trailer Drive.

Based upon the above findings of fact, the Board concludes that the applicant has met the standards set forth in North Carolina General Statutes § 160A-388, and more specifically:

1. Unnecessary hardships would result from the strict application of the Ordinance.
2. The hardship results from conditions that are peculiar to the property (location, size or topography).
3. The hardship does not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the Zoning Ordinance, in that the public safety is secured and substantial justice is achieved.

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,

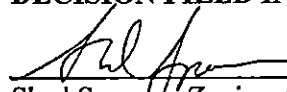


Michael Knotts, Chairperson

12/16/14

Date

DECISION FILED IN THE PLANNING DEPARTMENT:



Shad Spencer, Zoning Administrator

12/13/14

Date

Attachment

Cc: Betty Swan, Allen Industries