



To: Rezoning Memos

From: Mark Fowler, Zoning Supervisor
N&BS Code Enforcement

Date: 08/11/2016

Re: Rezoning Petition# 2016-110

Date Filed: 6/15/16

Property Owner(s): Betty Jo S. Barbre 2004 Living Trust and the Claude B. Barbre, Jr. 2004 Family Trust

Owners Address: 2300 Whilden Court, Charlotte, NC 28211

Tax Parcel Number(s): 081-174-16, 081-174-17

Location of Property(s) 1531 Central Avenue

Existing Zoning: B-2

Proposed Zoning: MUDD-O

N&BS Code Enforcement-Zoning & Permitting Review:

This location was recently issued a Notice of Violation for zoning violations pertaining to the rear patio that was enlarged without zoning approvals and where permanent bar fixtures were added. They were also issued a Notice of Violation as well as a \$50 Citation for allowing the use of the expanded outdoor dining area after Notice was given.

Violation Summary:

Property and/or business owner has expanded the outdoor patio area greater than indicated on approved plans. Permanent structures have also been constructed without permits and the additional outdoor dining activity areas is not permitted based on parking requirements with Change of Use approved for the EDEE use at this location.