

Der Wagen Haus®

Fine JAPANESE and EUROPEAN AUTO REPAIR

*Approved by
Council
7/16/83*

April 8, 1983

Dear Sirs:

Der Wagen Haus is interested in opening and operating a Foreign Automotive Service Center.

Der Wagen Haus Japanese and European Automotive service centers' primary business is tune-up and brakes. We also possess the expertise to maintain systems such as fuel injection, emissions controls, and electrical.

We maintain a neat, orderly, attractive facility. We have facilities located in Greensboro, Durham, Winston-Salem and Charlotte, North Carolina at this time. We also have facilities located in Columbus, Ohio.

We are requesting a zoning change to be made from B-1 to B-2 CD at 5401 Monroe Road, a former Exxon station that has been vacant for over a year.

Thank-you for your favorable attention on this matter.

Sincerely yours,

Randy O. Beeninga
Randy O. Beeninga
President
DUR-RAN Corporation

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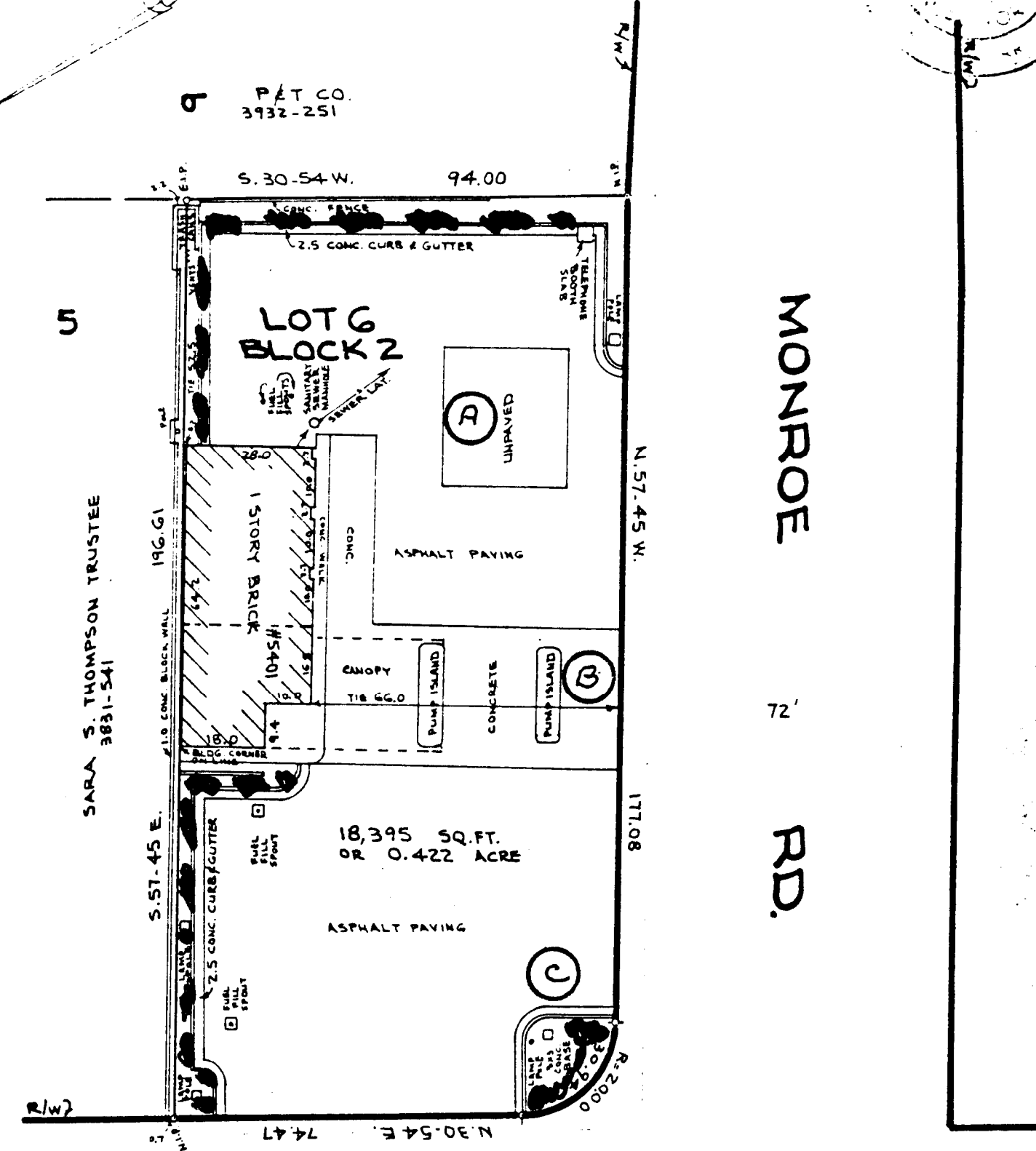
PROPOSED CHANGES TO 5401 MONROE ROAD, CHARLOTTE, NC

- A. Unpaved section of lot to be repaved. (See "A" on site plan)
- B. Outer pump island to be removed. (See "B" on site plan)
- C. The Der Wagen Haus lighted sign which currently meets Charlotte/Mecklenburg sign code will be erected on the existing 3 x 3 concrete sign base located at the southwest corner. (See "C" on site plan)
- D. Building trim will be repainted. The Der Wagen Haus colors are white with royal blue trim.
- E. Existing shrubbery will be pruned and the debris removed. The shrubbery will be attractively mulched.
- F. No major automotive repairs will be performed outside of the facility.
- G. Parking. Foreign automobiles will be parked in a neat, orderly fashion along the north retaining wall and along the east curb. Additional parking may be used extending from the easternmost driveway on Monroe Road to the corner nearest the sign base.
- H. This property shall not be used to store wrecked or salvage vehicles.
- I. Der Wagen Haus shall restrict and enforce its late evening usage so that its operations shall not be a nuisance to the immediate residential community.

NOTE: It is the intent of the Petitioner (DUR-RAN Corporation, Der Wagen Haus[®]) if and when it ceases to use the property known as 5401 Monroe Road as a Der Wagen Haus automotive service center, to petition the zoning of B-2CD to be changed back to B-1.

THIS IS TO CERTIFY THAT ON THE 23RD DAY OF DEC. 1981 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS IF ANY ARE AS SHOWN HEREON.

SIGNED R. B. PHARR
R. B. PHARR & ASSOCIATES, REGISTERED SURVEYORS



SHARON 69' AMITY RD.