



**CERTIFIED MAIL**

Church at Charlotte  
Attn: Mark Hoffman, Executive Pastor  
2500 Carmel Road  
Charlotte, NC 28226

**RE: VARIANCES  
2500 CARMEL ROAD  
CASE NUMBER 10-029**

Dear Church at Charlotte:

At its meeting on July 27, 2010, the City of Charlotte Zoning Board of Adjustment ("Board") **denied** a 30 foot variance from the required 50 foot buffer to allow the expansion of a parking lot for a religious institution.

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

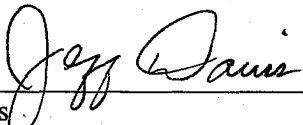
1. The applicant is Church of Charlotte (Represented by Mark Hoffman).
2. The proposed site is located at 2500 Carmel Road, further identified as tax parcel 209-021-02.
3. The subject parcel's current zoning classification is R-3 (Residential).
4. The applicant is proposing to construct additional parking spaces at this location.
5. The applicant is proposing to install a fence which will reduce the existing buffer by 25%.
6. The applicant is requesting a 17.5 foot reduction in the buffer size to gain additional parking.
7. The 25% buffer reduction could yield approximately 20-30 additional parking spaces.
8. The required number of parking spaces for a 600 seat religious institution is 150 parking spaces.
9. The site currently accommodates approximately 361 parking spaces, which is more than the adequate spaces needed per code.
10. The hardship is not peculiar to the applicant's property.
11. The request is personal in nature, in that the applicant desires additional parking spaces that are not required.
12. The applicant may have other locations on site to place additional parking.

**Based upon the above findings of fact, the Board concludes that the applicant has failed to meet the three standards stated in §5.108(1) of the Ordinance, and more specifically:**

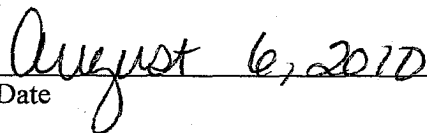
1. The spirit and intent of the Ordinance will not be observed if the variance is granted.
2. The hardship is the result of the applicant's own action.
3. The fact that the property could be utilized more profitably with a variance than without a variance shall not be considered as grounds for granting.

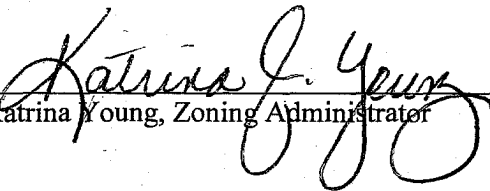
Pursuant to N. C. G. S. Section 160A-388(e), the Board's decision in Case No. 10-029 may be appealed by a petition for review in the nature of *certiorari* to Superior Court within thirty (30) days from the date stated below, which is the date when the decision of the Board was filed in the Planning Department/Zoning Administration Division, or within thirty (30) days after receipt of the decision by an aggrieved party who filed a written request for such copy with the Clerk to the Board at the time of the hearing of the case, whichever is later.

Sincerely,

  
\_\_\_\_\_  
Jeff Davis  
Chairperson

**DECISION FILED IN THE PLANNING DEPARTMENT:**

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Katrina Young, Zoning Administrator