



CERTIFIED MAIL

Mecklenburg County
Attn: Brian Conroy, Central Region Park Planner
600 East Fourth Street, 11th Floor
Charlotte, NC 28202

**RE: VARIANCE
916 N. ALEXANDER STREET
CASE NUMBER 10-014**

Dear Mecklenburg County:

At its meeting on May 25, 2010, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a 40 foot variance from the 100 foot separation requirements for external lots to allow the construction of an athletic field.

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

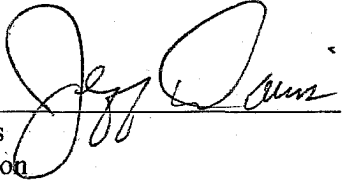
1. The applicants are Mecklenburg County and Trinity Episcopal School (represented by Jason Dolan).
2. The proposed site is located at 916 N. Alexander Street, further identified as tax parcel 081-086-04.
3. The subject parcel's current zoning classification is R-22MF (Multi-family).
4. The site is separated by a natural heavily vegetated buffer and Little Sugar Creek.
5. The applicant has agreed to install the required Class "C" buffer.
6. The property is oddly shaped and narrow to a point making the site difficult to develop.
7. No buildings are proposed to be constructed that would have a negative impact on the floodplain.
8. Granting the variance will not adversely affect adjacent or contiguous properties; there is a tennis court located on adjacent property in the proximity of the soccer field.
9. The nearest residential structure is located approximately 216 feet from the soccer field.
10. The site is located in the floodplain which limits the uses that are allowed.

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. The spirit of the ordinance is observed by granting the variance.
2. In granting the variance the public safety and welfare have been assured.

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,

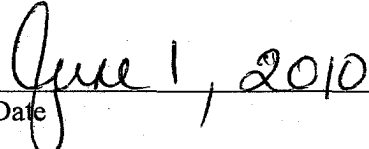


Jeff Davis
Chairperson

Cc: Jason Dolan, ColeJenest & Stone
Trinity Episcopal School

DECISION FILED IN THE PLANNING DEPARTMENT:

Date



June 1, 2010



Katrina Young, Zoning Administrator