



CERTIFIED MAIL

Iglesia Apostoles Y Profetas Fuente DeAgua Vida
Attn: Jesus Hernandez
4440 Back Creek Road
Charlotte, NC 28213

**RE: VARIANCE
4811 E. WT HARRIS BLVD
CASE NUMBER 10-024**

Dear Iglesia Apostoles Y Profetas Fuente DeAgua Vida:

At its meeting on June 29, 2010, the City of Charlotte Zoning Board of Adjustment ("Board") **granted** a variance to allow vehicular access by way of a residential local (Class VI) street.

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


1. The applicant is Iglesia Apostoles Y Profeta Fuente DeAgua Vida.
2. The proposed site is located at 4811 E. W.T. Harris Boulevard, further identified as tax parcel 107-131-25.
3. The subject parcel's current zoning classification is R-3 (Residential) and is a vacant lot.
4. The applicant is proposing to construct a religious institution at this location.
5. The applicant is seeking relief from Ordinance Section 12.506(7).
6. The site fronts along E. W.T. Harris Boulevard (Major Thoroughfare) and Demill Lane (Class VI).
7. CDOT has determined that access is best provided from Demill Lane in the location proposed in the variance request.
8. Granting the variance will not affect adjacent or contiguous properties.
9. The hardship is peculiar because to the applicant's property fronts along a major thoroughfare.

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 variance is in harmony with the general purpose and intent of the ordinance and further preserves its spirit.
2. In granting the variance the public safety and welfare have been assured.
3. Practical difficulties and unnecessary hardships would result from a strict application of the Ordinance.

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.

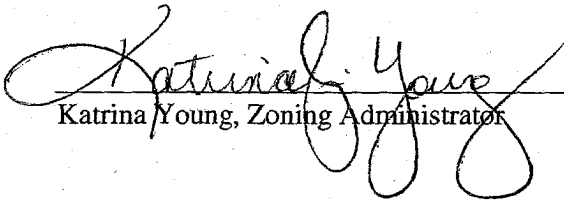
Sincerely,



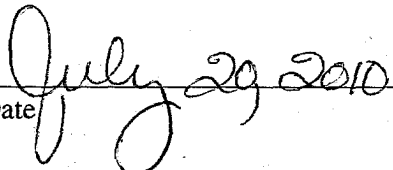
Jeff Davis
Chairperson

Cc: Donna H. Barbour, PE

DECISION FILED IN THE PLANNING DEPARTMENT:



Katrina Young, Zoning Administrator



Date