



CERTIFIED MAIL

Rev. E. A. Fapohunda
6527 Mallard Park Drive
Charlotte, NC 28269

**RE: VARIANCE
6111 E WT HARRIS BLVD and 6109 GROVE PARK BLVD
CASE NUMBER 11-009**

Dear Rev. Fapohunda:

At its meeting on March 29, 2011, the City of Charlotte Zoning Board of Adjustment ("Board") **denied** a variance to allow primary access to a religious institution by way of a residential local street.

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

1. The applicant is Rev. E.A. Fapohunda (Represented by C.L. Helt).
2. The proposed site is located at 6111 E. WT Harris Blvd & 6109 Grove Park Blvd, further identified as tax parcel 107-281-22 & 107-281-23.
3. The subject parcel is zoned R-3 (residential district).
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 property fronts along W.T. Harris Boulevard (Major Thoroughfare) and Grove Park Boulevard (Local Street).
7. NCDOT has suggested alternative access on Grove Park Boulevard.
8. The property owner has other reasonable uses of property options.
9. The hardship is personal in nature.

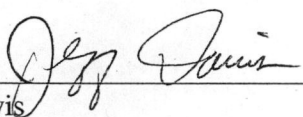
Based upon the above findings of fact, the Board concludes that the applicant has failed to meet the three standards stated in §5.108(1) of the Ordinance, and more specifically:

1. The applicant can make reasonable use of the property without a variance.
2. The variance is in direct violation of the Zoning Ordinance.
3. The spirit of the Ordinance would not be observed, because granting the variance would have the effect of amending the Zoning Ordinance.

Pursuant to N. C. G. S. Section 160A-388(e), the Board's decision in Case No. 11-009 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,

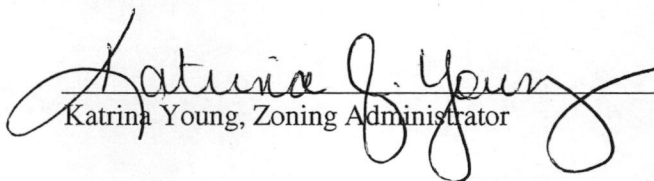


Jeff Davis
Chairperson

Cc: C. L. Helt, Architect

DECISION FILED IN THE PLANNING DEPARTMENT:

4-25-11
Date April 25, 2011



Katrina Young, Zoning Administrator