



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, August 27, 2024 – 9:00 a.m.

APPROVAL OF MINUTES

July 30th, 2024 Minutes

RECOMMENDATION ITEMS

VAR 2024-00031

Night Owl Companies (Represented by Terry Connarn/ Capital Architecture PLLC) for property located at 6814 Orchard Ridge Dr., parcel 10941167 owned by Night Owl Companies.

Variance request to eliminate the Class B - 25 ft wide landscape yard along the southern property line, with the condition that the existing masonry wall adjacent to the parking lot be repaired and extended to a height of 6 ft above the asphalt, a 6 ft high opaque screen fence extending from the wall to the rear property line be constructed and plantings (1 tree every 30 ft, 40% minimum evergreen and 1 evergreen shrub every 3 ft) are provided on the site parallel to the southern property line as depicted on the architectural site plan.

VAR 2024-00033

David Buchanan (Represented by David Murray) for property located at 11816 Timber Ridge Rd., parcel 05118112 owned by David Buchanan.

Two Variance requests from Article 4.3 Table 4-2 of the UDO.

1. To reduce front setback from 27 ft to 15 ft, a 12 ft reduction.
2. To reduce rear setback from 40 ft to 20 ft, a 20 ft reduction.

With condition only a single family detached dwelling and associated accessory uses and structures be permitted.

VARIANCES

VAR 2024-00034

Tamara Artist for property located at 8343 Norcroft Dr., parcel 02723107 owned by Lionel Parker.

Variance request to reduce the separation distance for a group home from 800 ft to 244 ft, a 556 ft reduction.

APPEALS

No items

THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA.

City of Charlotte will comply with the American Disabilities Act (ADA), which prohibits discrimination on the basis of disability. Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format because of a disability please contact the Clerk to the Charlotte Board of Adjustment, (704) 336-3818 or crystal.roman@charlottenc.gov at least 72 hours prior to the meeting.
