



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, FEBRUARY 25, 2020 – 9:00 A.M.

RECOMMENDATION AGENDA

GRANTED

CASE NO. 2020-008

Kenneth and Rosalyn Cox (represented by David Cordes of Intercept Legal Services) for property located at 6014 Sharon Hills Road, tax parcel 209-401-19.

Requesting a variance of 7 feet from the 45 foot rear yard to allow the encroachment of an existing bay window and a rear portion of the home to remain.

GRANTED

CASE NO. 2020-009

Guy Desormes for property located at 10227 Mallard Creek Road, tax parcel 027-261-40.

Requesting two variances to allow retail construction on a property:

1. A variance from the transitional setback requirement.
2. A variance from the required loading space.

GRANTED

CASE NO. 2020-011

James Nieman for property located at 1000 Sewickley Drive, tax parcel 149-181-20.

Requesting two variances for a second story addition and construction of a porch on the rear of an existing home:

1. A variance of 10 feet from the required 40 foot rear yard to allow a second story in the established 30 foot rear yard.
2. A 15% variance from the 25% encroachment allowance to allow a porch to encroach 40% into the rear yard.

GRANTED

CASE NO. 2020-013

Jean Rowntree for property located at 10915 Green Heron Court, tax parcel 199-353-54.

Requesting a variance to allow an ADU inside an existing accessory structure that is not located within the rear yard.

CONTINUED

CASE NO. 2020-014

Magnus Capital Partners (represented by Scott Tyler of Moore & Van Allen, PLLC) for property located at 935 S. Summit Avenue, tax parcel 073-253-01.

Requesting two variances to allow for the construction of a new floodplain ordinance complaint office building (replacing a noncompliant building) within the Community Floodplain boundary:

1. A variance to allow parking spaces to be more than 0.5 feet below Community Base Flood Elevation.
2. A variance to eliminate the requirement for dryland access.

AGENDA

GRANTED

CASE NO. 2020-004

Scott Morgan and Kristin Varlas for property located at 411 Clement Avenue, tax parcel 127-032-06.

Requesting four variances for proposed construction on the property:

1. A 12 foot variance from the 35 foot required rear yard to allow a second story addition to be built in the 23 foot established rear yard using the existing footprint of the single family dwelling.
2. A 34% variance from the 25% encroachment allowance for certain unheated extensions into the required rear yard of a single family home to allow a 59% encroachment.
3. A 20% variance from the maximum width allowance of 50% of the width of the dwelling to allow the deck to be 70% of the dwelling width.
4. An 8" variance from the required 3 foot accessory rear yard to allow a 2 foot accessory rear yard.

APPEALS

CONTINUED

CASE NO. 2019-092 (Appeal)

Shirley Long (Represented by Issac Long) for property located at 4732 Lynn Lee Circle, tax parcel 043-104-62.

Appealing the Zoning Administrator's interpretation that there is a commercial business and commercial vehicles on the subject property which is located in a residential zoning district.

APPROVAL OF MINUTES

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 Zoning Board of Adjustment, (704) 336-3818 or advernon@ci.charlotte.nc.us at least 72 hours prior to the meeting.
