



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY – APRIL 24, 2007 – 9:00 A.M.

AGENDA

Continued until May

Case No. 07-015 – 400 S. Summit Ave. – Shirley Fulton-Orr (Agent, Brian Bumann, ADW Architects)– Tax Parcel Number 071-024-11, requesting five variances; (1) an 11 foot variance from the required 12 foot buffer requirement to allow the construction of a handicap ramp to encroach into the required buffer area, (2) a variance to waive the required 12 foot Class “C” buffer, (3) a 17 foot variance to allow an addition to encroach into the required 20 foot rear yard, (4) a variance to allow a change of use of a nonconforming structure without meeting parking requirements, and (5) a variance of 21 required parking spaces. **Code Section 9.705(1)(g)** requires a 20 foot rear yard for nonresidential development in an O-2 zoned district. **Code Table 12.202** requires one parking space per 4 seats of meeting room use. **Code Table 12.302(a)** requires a Class “C” buffer for office use adjacent to single family use or zoning districts. **Code Table 12.302(b)** requires parcels of land larger than .5 acres but smaller than 1 acre to install a Class “C” buffer width of 12 feet. **Code Section 7.103 (4)(c) Nonconforming structures** The number of parking spaces provided for the use is in conformity with the requirements of the regulations.

Upheld Zoning Administrator’s Decision that Applicant received proper notice that there was a violation of the City of Charlotte’s commercial vehicle ordinance

Case No. 07-019 – 4718 Hamilton Circle – Clarence Sloan – Tax Parcel Number 041-233-08, appealing the Zoning Administrator’s decision that he received proper notice that there was a violation of the City of Charlotte Zoning Ordinance as it relates to large commercial vehicles. **Code Section 8.102 Enforcement procedures** – If an inspection by the professional staff identified in Part 5 of Chapter 3 reveals a violation of these regulations, the Zoning Administrator, individually, or by and through his or her authorized designees, shall notify the violator and give the violator a specified time to correct the violation. If the violation continues or is not corrected, proceedings for enforcement shall be initiated. **Code Section 12.218(1)(c)**. Commercial vehicle parking in residential areas. Large commercial vehicles are prohibited from parking in all residential districts, except as permitted in section 12.218(4). **Code Section 12.218(4)** – This section shall not be construed as to prevent the temporary parking of emergency vehicles, delivery trucks, moving vans and similar vehicles used for delivery of goods and services nor the parking of commercial vehicles at an active job site or staging area.

BUSINESS MEETING

~ 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 skennedy@ci.charlotte.nc.us, at least 72 hours prior to the meeting.
