



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, MAY 25, 2010 – 9:00 A.M.

AGENDA

CASE NO. 10-014 – Application has been made by **Mecklenburg County (Represented by Jason Dolan)** for property located at **916 North Alexander Street, Tax Parcel Number 081-086-04**, requesting a 40 foot variance from the 100 foot separation requirement for external lots to allow the construction of an athletic field. **Code Section 2.201** states that outdoor recreation uses include public or private golf courses, swimming pools, tennis courts, ball fields, ball courts, and similar uses which are not enclosed in buildings and are operated on a commercial or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. Outdoor recreation shall not include commercial outdoor amusement or open space recreational uses, such as greenways and other passive parks. **Code Section 9.303(18)** states that outdoor recreation is a permitted use in the R-22MF zoned district. **Table 12.540(2)** states that outdoor recreation screening, buffering, and separation requirement for recreational facilities not part of a planned development require a 100 foot separation and “Class C” buffer from external lots.

CASE NO. 10-012 (Appeal) – Application has been made by **Lawrence E. Norwood** for property located at **4533 N. Sharon Amity Road, Tax Parcel Number 101-091-29**, appealing the Zoning Administrator’s interpretation that an accessory structure located on property without a principal structure is prohibited. **Code Section 2.201** defines an accessory structure as a structure that is customarily or typically subordinate to and serves a principal structure; and is located on the same lot as the principal structure. **Code Section 9.204 (1)** states that accessory uses and structures, clearly incidental and related to the permitted principal use or structure on the lot are a permitted use in the R-4 zoned district.

CASE NO. 10-013 (Appeal) – Application has been made by **Eric N. Johnson** for property located at **1749 Harland Street, Tax Parcel Number 035-202-60**, appealing a notice of violation that the newly added impervious area violates the Catawba River/Lake Wylie Watershed Protected Area. **Code Section 2.201** defines an Impervious Ground Cover as any structure or ground cover consisting of asphalt, concrete, stone, brick, terrazzo, roofing, ceramic tile or any other natural or man-made material that prevents the absorption of surface water into the soil. **Code Section 10.602** defines the Protected Area as the area adjoining and upstream of the Critical Area of water supply watersheds where risk of water quality degradation from pollution while still greater than non watershed designated areas, is less than in the Critical Area. Built upon areas shall include that portion of a development project and/or lots that are covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities (e.g. tennis courts), etc. Watershed is defined as the entire land area contributing surface drainage into a stream, creek, lake or other body of water. **Code Section 10.606.2 (a3)** states that in the Protected Area, the maximum allowable built upon area for residential low density option is -24% and high density option is 70%.

BUSINESS

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