



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, AUGUST 27, 2013 – 9:00 A.M.

AGENDA  
REVISED 08/21/13

**CASE NO. 13-038** – Application has been made by **Janet Jenkins** (*Represented by Kenneth T. Davies*) for property located at **8308 Raintree Lane, Tax Parcel Number 225-192-08**, requesting a 12 foot variance from the required 35 foot minimum rear yard to allow an existing structure to remain as constructed. **Code Section 9.205(1)(g) Uses permitted Under Prescribed Conditions** state that all uses and structures permitted in the R-3 district shall meet the applicable development standards established in this Section and all other requirements of these regulations. **Code Section 2.201** defines a **required rear yard** as the minimum distance required by this ordinance between the rear of a principal building or structure and the lot line farthest from the street fronting the lot as measured parallel to the rear lot line, project to the side lines of the lot on which the building or structure is located. A **structure** is defined as anything constructed, installed, or portable, the use of which requires a location on a parcel of land. This includes a fixed or movable building which can be used for residential, business, commercial, agricultural, or office purposes, either temporarily or permanently. **“Structure”** also includes, but is not limited to, swimming pools, tennis courts, signs, cisterns, sewage treatment plants, sheds, docks, mooring areas, and other accessory construction. **Code Section 12.106 (1) Uses and Structures Prohibited and Allowed in Required Setbacks and Yards** states that no principal building or principal structure shall be located within any setback or yard required by these regulations except as provided in this Section and elsewhere in these regulations.

**CASE NO. 13-027 (APPEAL)** – Application has been made by **Hamilton Street Properties LLC** (*Represented by Richard Lazes*) for property located at **Hamilton Street, Tax Parcel Number 078-341-09**, appealing the Zoning Administrator’s interpretation that (1) a banner placed on the ground is signage and that (2) a 25 foot required buffer has been removed and therefore must be replaced in accordance with an approved plan.

Approval of Minutes

**THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA. ~**

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*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.*

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