



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, JUNE 24, 2014 – 9:00 A.M.

RECOMMENDATION AGENDA

GRANTED

CASE NO. 14-025 – Application has been made by **Loring B. Williams** for property located at **10500 N. Canyon Road, Tax Parcel Number 031-315-05**, requesting a 3.5 foot variance from the required 45 foot rear yard to allow an existing structure to remain. **Code Section 2.201** defines the **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, projected to the side lines of the lot on which the building or structure is located. **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 9.205 (1g). Development standards for single family districts** states 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 and the minimum rear yard is 45 feet.

Vote is Aye to Grant

Ayes: Michael Knotts, David Hoffman, Jennifer Coble, Paul Arena, Mark Loflin

Nays: None

AGENDA

GRANTED

CASE NO. 14-027 – Application has been made by **Chris Skibinski and Erin Dougherty** for property located at **2200 Floral Avenue, Tax Parcel Number 151-013-05**, requesting a 10 foot variance from the required 35 foot rear yard to allow the construction of a bathroom and closet addition. **Code Section 2.201** defines the **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, projected to the side lines of the lot on which the building or structure is located. **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 9.205 (1g). Development standards for single family districts** states that all uses and structures permitted in the R-5 district shall meet the applicable development standards established in this Section and all other requirements of these regulations and the minimum rear yard is 35 feet.

Vote is Aye to Grant

Ayes: David Hoffman, Jennifer Coble, Paul Arena, Mark Loflin

Nays: Michael Knotts

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.