



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, JULY 29, 2014 – 9:00 A.M.

REVISED AGENDA
07/28/2014

RECOMMENDATION AGENDA

CASE NO. 14-029 – Application has been made by **David Leuschel** *for property located at 1135 Riverside Drive, Tax Parcel Number 031-161-02*, requesting a 50 foot variance from the required Lake Wylie/Catawba River Watershed Critical Area 100 foot buffer to allow the construction of a single-family dwelling unit. **Code Section 10.608(1) Buffer areas required** states that in the critical area the minimum buffer areas are 100 feet from the normal pool elevation of the Catawba River/ Lake Wylie. **Code Section 10.602** defines the **watershed** as the entire land area contributing surface drainage into a stream, creek, lake or other body of water. The **critical area** is defined as the area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed. **Buffer** is a natural or vegetated area through which storm water runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer is measured landward from the normal pool elevation of impounded structures and from the top of the bank of each side of streams or rivers. **Normal Pool Elevation** Catawba River/Lake Wylie is the normal pool elevation as determined by United States Geological Survey (U.S.G.S.) Datum.

AGENDA

CASE NO. 14-030 – Application has been made by **The Salvation Army (Ham Wade)** *(Represented by Christopher Deese/Jain Design LLC) for property located at Marsh Road, Tax Parcel Number 149-131-39*, requesting two (2) variances: (1) a 10 foot variance from the required 42 foot setback requirement and (2) a 5 foot variance for the required 21 foot street side yard to allow the construction of a single-family dwelling. **Code Section 2.201** defines **structure** 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. The **lot width** is the distance between the side lot lines measured along a setback line shown on a duly recorded plat when that line is greater than the setback required by this ordinance along the turnaround portion of a cul-de-sac street. **Code Section 9.205 (e)(2) Development standards for single family districts** 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 and the minimum setback is 42 feet.

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.
