CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, NOVEMBER 25, 2014 – 9:00 A.M.

AGENDA

CASE NO. 14-047 – Application has been made by Donna M. Crim *(Represented by Wes Carson/ReMax) for property located at 4306 Claybury Court, Tax Parcel Number 135-051-25* requesting a 2.8 foot variance from the required 5 foot setback to allow an existing principal structure to remain in the required side yard. **Code Section 9.205(1)(f) Single Family District** requires a minimum side yard of five feet in a R-4 zoning district. **Code Section 12.106(1) Uses and structures prohibited and allowed in required setbacks and yards** state 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. **Code Section 2.201** defines a **required side yard** as the minimum distance required by this ordinance between the side lot line and the side building line, extending from the established setback to the established rear yard. If no setback is required, the side yard shall be defined as extending from the street line to the rear yard. 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.

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.