



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, APRIL 28, 2015 – 9:00 A.M.

**RECOMMENDATION AGENDA**

**CASE NO. 2015-017**

*Peter, Evanthia, George & Margaret Pappas (Represented by David W. Murray) for property located at 1811 Beverly Drive, Tax Parcel Number 153-082-02*

Requesting a 10 foot variance from the required 45 foot minimum rear yard to allow the construction of a second floor addition to the existing nonconforming single-family structure.

**CASE NO. 2015-018**

*City of Charlotte (Represented by Delray Ventures, LLC c/o John Carmichael) for property located at 441 Beaumont Avenue, Tax Parcel Number 080-201-17*

Requesting the following two variances to allow the construction of a planned multi-family development:

1. Reduce the required 20 foot setback along Independence Boulevard from 20 feet to 5 feet (15 foot variance).
2. Eliminate the required 16' Class "C" buffer along a portion of the southern property line abutting single family (tax parcel 080-201-13).

**CASE NO. 2015-021**

*Sean K. Murphy & Scott W. MacClaren (Represented by Ross Hobson, RATB Investments, LLC) for property located at 385 Ridgewood Avenue, Tax Parcel Number 151-143-01*

Requesting the following three variances to allow the demolition of an existing nonconforming duplex structure and redevelop the subject property with a new duplex:

1. A 3,779 square foot variance from the required minimum lot area of 13,000 square feet for a duplex structure.
2. A 15 foot variance from the required 30 foot setback along Westfield Road for the proposed duplex.
3. A 16 foot variance from the required 30 foot setback along Westfield Road for the proposed detached garage.

**AGENDA**

**CASE NO. 2015-014**

*Solon Jean-Francois for property located at 3723 Monroe Road, Tax Parcel Number 159-054-03*

Requesting a variance of 7 parking spaces to reduce the required parking from 27 to 20 parking spaces to allow a restaurant to occupy an existing structure on the site.

**CASE NO. 2014-011**

*Fresh Start, Sober Living, LLC (Represented by Laura H. Budd, Esq.) for property located at 5901 Amity Place, Tax Parcel Number 133-123-08*

Requesting a reasonable accommodation under the Fair Housing Act to allow thirteen (13) recovering alcoholics and/or drug addicts (considered members of a protected class under the Fair Housing Act) to reside together in its sober living home in a residential neighborhood where the Zoning Ordinance definition of “family” limits the number of unrelated persons residing together in a single family dwelling to not more than six (6).

**CASE NO. 2014-012**

*Fresh Start, Sober Living, LLC (Represented by Laura H. Budd, Esq.) for property located at 326 Bass Lane, Tax Parcel Number 213-135-57*

Requesting a reasonable accommodation under the Fair Housing Act to allow thirteen (13) recovering alcoholics and/or drug addicts (considered members of a protected class under the Fair Housing Act) to reside together in its sober living home in a residential neighborhood where the Zoning Ordinance definition of “family” limits the number of unrelated persons residing together in a single family dwelling to not more than six (6).

**CASE NO. 2014-013**

*Fresh Start, Sober Living, LLC (Represented by Laura H. Budd, Esq.) for property located at 3515 McManus Drive, Tax Parcel Number 131-042-47*

Requesting a reasonable accommodation under the Fair Housing Act to allow thirteen (13) recovering alcoholics and/or drug addicts (considered members of a protected class under the Fair Housing Act) to reside together in its sober living home in a residential neighborhood where the Zoning Ordinance definition of “family” limits the number of unrelated persons residing together in a single family dwelling to not more than six (6).

**THE BOARD WILL BREAK FOR LUNCH AFTER THE ABOVE CASES  
AT APPROXIMATELY 12:30 P. M.  
THE FOLLOWING CASES WILL NOT BE HEARD BEFORE 12:30 P.M.**

**AGENDA (REVISED April 20, 2015)**

**CASE NO. 2015-011 (APPEAL)**

*Ballantyne Village Parking, LLC (Represented by Robert B. Bruner) for property located at 14735 Ballantyne Village Way, Tax Parcel Number 223-541-05*

The applicant is appealing the Zoning Administrator’s interpretation that the property owner’s signature is required to process an administrative action delegated by the Zoning Ordinance to City staff that allows them to modify various development standards on an individual’s property administratively.

**CASE NO. 2015-016 (APPEAL)**

*Gary and Titana Travis for property located 2101 Providence Rd and 2115 Providence Rd, Tax Parcel Numbers 181-061-10 and 181-061-11*

The applicant is appealing the Zoning Administrator’s interpretation that architectural features of a principal structure may project up to three feet into a required buffer.

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](mailto:skennedy@ci.charlotte.nc.us) at least 72 hours prior to the meeting.*

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