



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

RECOMMENDATION AGENDA

GRANTED

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.

GRANTED-Variance #1; DENIED-Variance #2

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).

GRANTED with CONDITIONS

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

GRANTED

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.

CONTINUED

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).

CONTINUED

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).

CONTINUED

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).

AGENDA (REVISED April 24, 2015)

OVERTURNED ZONING ADMINISTRATOR’S INTERPRETATION

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.

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.
