



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION, ROOM 886, 8TH FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, MAY 26, 2015 – 9:00 A.M.

RECOMMENDATION AGENDA

GRANTED

CASE NO. 2015-019

Carol Kendrick and John DeMicco for property located at 9945 Saw Mill Road, Tax Parcel Number 199-401-23

Requesting a variance to allow an accessory structure within the established setback.

GRANTED with CONDITIONS

CASE NO. 2015-024

Alex Yakimenko for property located at 1129 Riverside Drive, Tax Parcel Number 031-161-01

Requesting a 40 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.

GRANTED with CONDITIONS

CASE NO. 2015-025

Chad and Elizabeth Hagler (Represented by Westwood, LLC) for property located at 309 Rocklyn Place, Tax Parcel Number 175-175-09

Requesting a variance from the required dryland access to allow construction of a residence on a lot that does not have dryland access.

AGENDA

GRANTED with CONDITIONS

CASE NO. 2015-020

Kenneth and Lucy Raynor (Represented by Allen L. Brooks, ALB Architecture, PA) for property located at 229 East Worthington Avenue, Tax Parcel Number 121-054-07

Requesting the following four (4) variances:

1. A variance to allow the proposed 2nd floor addition to encroach into the required side yard.
2. A variance to allow the proposed 2nd floor addition to encroach into the required street side yard.
3. A variance to allow the proposed ADU to encroach into the required street side yard.
4. A variance to increase the building coverage.

GRANTED

CASE NO. 2015-023

Joseph W. Thompson and Taryn Safrin Thompson for property located at 1257-A South Kings Drive, Tax Parcel Number 153-044-29

Requesting a 3.3 foot variance from the required five (5) foot side yard to allow two (2) accessory structures to remain.

GRANTED with CONDITIONS

CASE NO. 2015-026

Dominick Ristaino (Represented by Craig Isaac), for property located at 316 & 320 West Boulevard, Tax Parcel Numbers 119-079-27 & 119-079-28

Requesting a variance from the required ten (10) foot Class "C" buffer and ten (10) foot required side yard to allow the existing principal structure and accessory structure to remain.

AGENDA (APPEALS)

CONTINUED

CASE NO. 2015-013 (APPEAL)

Adams Outdoor Advertising (Represented by A. Todd Capitano) for property located at 10720 E. Westinghouse Blvd., Tax Parcel Number 205-135-03

The applicant is appealing the Zoning Administrator's below interpretation of the Zoning Ordinance regarding the provision that a sign permit may be obtained to replace and rebuild an existing outdoor advertising sign prior to the removal of such existing sign structure.

A sign permit is required to replace and rebuild an existing outdoor advertising sign. The permit may be obtained to replace and rebuild an existing outdoor advertising sign prior to the removal of such existing sign structure under the following scenarios:

- *Replacing an existing outdoor advertising sign with an outdoor advertising sign that conforms to the regulations for outdoor advertising signs found in Tables 13.111(1) (static) or 13.111(2) (electronic changeable face) of the Zoning Ordinance depending on the type of outdoor advertising sign.*
- *Replacing an existing nonconforming outdoor advertising sign with an outdoor advertising sign that conforms to the standards found in Table 13.111(5) of the Zoning Ordinance. However, the sign shall not be increased in height or size when rebuilt.*
- *Replacing an existing outdoor advertising sign with an outdoor advertising sign in accordance with G.S. 136-131.2 (Modernization of outdoor advertising devices).*

Any permit issued to the applicant for the replacement and rebuild of an existing Outdoor Advertising Sign shall indicate "subject to the removal of the existing sign structure". The permit will be valid for a period of six months from the date of issuance.

CASE DISMISSED DUE TO LACK OF STANDING

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.

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.
