



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, DECEMBER 8, 2015 – 9:00 A.M.

AGENDA

**CASE NO. 2015-059**

***Lisbania Rodriguez for property located at 3709 Piney Grove Road, Tax Parcel Number 165-212-20***

The applicant is requesting a 5.6 foot variance from the required 30 foot setback to allow a covered porch on the principal single family structure to remain 24.4 feet from the right-of-way of Piney Grove Road.

**CASE NO. 2015-060**

***Robert & Jessica Newton (Represented by Janusz Walczak & Lindsey Walczak) for property located at 2427 Mt. Holly Huntersville Road, Tax Parcel Number 031-182-48***

The applicants are requesting a 15 foot variance to allow a barn and manure pile to be located 85 feet from the side lot lines instead of 100 feet as required by the ordinance for private stables.

**CASE NO. 2015-051(APPEAL)**

***William W. Waters & Waters Construction Company, Inc. (Represented by Miles Levine) for property located at 3114 Sharon View Road, Tax Parcel Number 209-061-64***

The applicant is appealing the Zoning Administrator's interpretation that the subject property established in 2015 does not comply with the minimum lot width requirement of the current R-3 (single family residential) zoning designation.

**CASE NO. 2015-057(APPEAL)**

***Ellen & Steve Citarella and Trish & Kemper Boyd (Represented by David Cordes) for property located at 315 East Boulevard, Tax Parcel Number 123-075-10***

The applicants are appealing the Zoning Administrator's interpretation that the subject property qualifies as a lot that was in existence prior to May 20, 1985 which does not abut a street and is therefore allowed to be developed according to the current zoning regulations.

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