



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, APRIL 26, 2016 – 9:00 A.M.

RECOMMENDATION AGENDA

The following three variances were denied by the Zoning Board of Adjustment based on improper legal advice. The Board shall review these cases based on the previous submitted evidence and issue revised findings of fact and conclusions of law in support of the variances. No new evidence or testimony will be taken during the review of these cases.

1. **CASE NO. 2014-041**

Anh Ngoc Phan/Dao Thi Nguyen (Represented by (Cyndi) Diem Ngoc Nguyen) for property located at 9106 Windy Gap Road, Tax Parcel Number 199-391-22. This case was initially heard on September 30, 2014.

Requesting a 1 foot 10 inch variance to allow the existing fence within the required side yard to exceed the 6-foot maximum height and remain at a height of 7 feet 10 inches.

2. **CASE NO. 2015-038**

Gary Costanzo for property located at 1101 Yale Place, Tax Parcel Number 151-091-05. This case was initially heard on July 28, 2015.

Requesting a variance of 8 feet from the required 15 foot street side yard along Yale Place to allow the construction of a covered porch.

3. **CASE NO. 2015-041**

Michelle and Matthew Hull for property located at 1534 Lumarka Drive, Tax Parcel Number 191-048-04. This case was initially heard on August 25, 2015.

Requesting a variance to allow the existing shed/accessory structure behind the larger accessory structure to remain at its current location along the eastern property line with the condition that it be separated from the larger accessory structure.

CASE NO. 2016-021

Mecklenburg County Park and Recreation (Represented by Brian Conroy) for property located at 1542 Lilac Road, Tax Parcel Number 151-041-01.

The applicant is requesting a 55.1 foot variance from the required 100 foot separation between outdoor recreation facilities and abutting residentially zoned lots to allow for the expansion/renovation of an existing restroom facility accessory to Freedom Park.

CASE NO. 2016-022

Alfaro Holdings LLC (Represented by Moodye Clary) for property located at 5906 South Boulevard, Tax Parcel Number 173-011-06.

The applicant is requesting a 7 foot variance from the required 20' transitional setback along South Boulevard to allow for the construction of a new facade on an existing building.

AGENDA

CASE NO. 2016-020

Brandon and Teresa Davis for property located at 6600 Rea Croft Drive, Tax Parcel Number 211-571-20.

The applicant is requesting a 5 foot variance from the required 45 foot rear yard to allow the construction of an expansion of the existing single family home.

CASE NO. 2016-023

True Homes LLC (Represented by David E. Tibbals) for property located at 3008 Bridle Brook Way, Tax Parcel Number 227-144-02

The applicant is requesting a 10 foot variance from the required 45 foot rear yard to allow the construction of a single family home.

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.