



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

RECOMMENDATION AGENDA

CASE NO. 2016-033

Misak Jemaneh and Saba B Bekele (Represented by Ben Eisenschmidt, Architect) for property located at 3912 N Sharon Amity Road, Tax Parcel Number 103-053-21

Requesting two variances: (1) an 8 foot variance from the required 20 foot side yard and (2) a 4.5 foot variance from the required 22 foot Class C buffer (reduced 25% with a fence/wall) along the northern property line to allow an existing building to remain.

CASE NO. 2016-036

Kevin and Kathy Turner for property located at 1012 Van Every St., Tax Parcel Number 081-122-03

Requesting a 10 foot variance from the required 20 foot setback along Van Every Street and a 15 foot variance from the required 35 foot rear yard to allow for the construction of a single family home.

CASE NO. 2016-038

Benjamin J. Cooper and Shannon Kay Cooper for property located at 3013 Manor Road, Tax Parcel Number 175-178-05

Requesting a variance from the dryland access requirement of the Floodplain Regulations to allow for the construction of a new single family home on a lot that does not have dryland access.

AGENDA

CASE NO. 2016-039

Esdras Cruz (Represented by David Peoples, DL Peoples Construction, Inc.) for property located at 8823 Albemarle Road, Tax Parcel Number 109-102-01

Requesting a 20.5 foot variance from the required 34 foot class “C” buffer along both the eastern and western property lines of the proposed school site to allow for a bus turnaround along the driveway from Albemarle Road.

CASE NO. 2016-040

Clyde Shade with Verizon Wireless for property located at 8921 Research Drive, Tax Parcel Number 047-401-04

Requesting a 50 foot variance from the required 100 foot setback along Research Drive to allow for the expansion of an existing parking lot.

CASE NO. 2016-013 (Appeal)

John C and Michelle E. McGraw (Represented by J. Jerome Miller, Miller, Walker & Austin) for property located at 2820 Jeff Adams Drive, Tax Parcel Number 077-171-06

Appealing the Zoning Administrators determination that the subject property is in violation of:

1. Section 12.106(4) regarding the outdoor storage of goods and materials within the required setback,
2. Section 12.303(1) regarding not screening the outdoor storage of materials, stock and equipment from public view from a public street.
3. Section 12.110 regarding the placement of a structure which obstructs or otherwise interferes with the use of a public street right-of-way without a right-of-way encroachment agreement.
4. Section 9.1105(1) regarding the height of the debris/concrete stock pile exceeding the maximum height regulations of the I-2 zoning district.

CASE NO. 2016-014 (Appeal)

John C and Michelle E. McGraw (Represented by J. Jerome Miller, Miller, Walker & Austin) for property located at 3020 Jeff Adams Drive, Tax Parcel Number 077-171-02

Appealing the Zoning Administrators determination that the subject property is in violation of:

1. Section 12.106(4) regarding the outdoor storage of goods and materials within the required setback,
2. Section 12.303(1) regarding not screening the outdoor storage of materials, stock and equipment from public view from a public street.
3. Section 12.110 regarding the placement of a structure which obstructs or otherwise interferes with the use of a public street right-of-way without a right-of-way encroachment agreement.

**THE BOARD WILL BREAK FOR LUNCH AFTER THE ABOVE CASES
AT APPROXIMATELY 12:00 P. M.**

THE FOLLOWING CASES WILL NOT BE HEARD BEFORE 12:30 P.M.

CASE NO. 2016-032 (Historic District Commission Appeal)

David Orrico (Represented by Kenneth Davies, Davies & Grist LLP) for property located at 1914 Lennox Avenue, Tax Parcel Number 121-086-10

Appealing the Historic District Commission's decision to deny a proposed addition to a single family home due to the determination the project did not meet the Historic District Policy and Design Guidelines for additions.

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 Interim Clerk to the Charlotte Zoning Board of Adjustment, (704) 336-8314 or bmosley@ci.charlotte.nc.us at least 72 hours prior to the meeting.
