



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, DECEMBER 13, 2016 – 9:00 A.M.

RECOMMENDATION AGENDA

CASE NO. 2016-058

Janaki Gooty (Represented by Eric Brown – Everett Custom Home LLC) for property located at 3229 Westfield Road, Tax Parcel Number 175-176-13

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.

CASE NO. 2016-059

Terrie Sanders (Represented by Roderick Chambers) for property located at 1005 Riverside Drive, Tax Parcel Number 031-151-09

Requesting a 50 foot variance from the required Catawba River/Lake Wylie Watershed Critical Area 100 foot buffer to allow for an addition to an existing single-family dwelling unit.

CASE NO. 2016-061

Thomas Meyers for property 5232 Amity Place, Tax Parcel Number 133-262-02

Requesting a variance to allow the roof overhang on an existing accessory structure to encroach one (1) foot into the three (3) foot separation required from a lot line for accessory structures located within an established rear yard.

CASE NO. 2016-062

The Atlantic Land and Improvement Company (Represented by Stephen Chambers, Chambers Engineering, PA) for property located at 6816 CSX Way, Tax Parcel Number 057-181-03

Requesting a variance to eliminate the required Lower Lake Wylie Watershed Protected Area 40 foot buffer along each side of a perennial stream for approximately 300 feet to allow for the construction of a rail yard.

CASE NO. 2016-065

Jackson and Christine Switzer, for property 2215 Dilworth Road West, Tax Parcel 121-125-02

Requesting a two (2) foot variance from the required five (5) foot side yard to allow the construction of an accessory structure three (3) feet from the side property line.

AGENDA

CASE NO. 2016-057

Rahwa Gebre-Egziabher for property located 2240 Sharon Road, Tax Parcel Number 175-023-03

Requesting a 26.9 foot variance from the required 45 foot rear yard to allow for the construction of an addition 18.1 feet from the rear property line onto an existing nonconforming single family structure within the required rear yard.

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 advernon@ci.charlotte.nc.us at least 72 hours prior to the meeting.
