



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, MARCH 28, 2017 – 9:00 A.M.

RECOMMENDATION AGENDA

CASE NO. 2017-009

Rebecca B. Earley (Represented by Bradley Helton) for property located at 1017 Riverside Drive, Tax Parcel Number 031-151-11.

Requesting a 40 foot variance from the required Catawba River/Lake Wylie Watershed Critical Area 100 foot buffer to allow the construction of a single family structure.

AGENDA

CASE NO. 2016-051 – Continuance from January 31, 2017

Sam Serrano (Represented by Robert L. Brandon) for property located 6001 Old Concord Road, Tax Parcel Number 049-011-19, and 6009 Old Concord Road, Tax Parcel Number 049-011-04.

Requesting two variances (1) 10 foot variance from the 20 foot distance requirement from which a 6' to 7' high fence is to be located from the public street right-of-way (2) 10 foot variance from the required 20 foot setback.

CASE NO. 2017-004

4001 Morris Field Drive, LLC (Represented by RGA Enterprises, Inc.) for property 4001 Morris Field Drive, Tax Parcel Number 117-111-12.

Requesting a 30.25 foot variance from the required 56.25 foot class 'B' buffer along the southern property line to allow for the construction of a building addition.

CASE NO. 2017-010

Debra & Robert Cole (Represented by Jennifer Cole) for property located at 701 East 37th Street, Tax Parcel Number 091-106-09.

Requesting a variance to eliminate the 10 foot street side yard along the unopened North Alexander Street right-of-way to allow for the expansion of a nonconforming structure.

CASE NO. 2016-013 (Appeal)) – Continuance from July 26, 2016

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 Administrator's 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) – Continuance from July 26, 2016

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 Administrator's 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.

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.
