



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, APRIL 25, 2017 – 9:00 A.M.

**RECOMMENDATION AGENDA**

**CASE NO. 2017-016**

**Joe Fontana – Rama Road Subdivision LLC (Represented by Phoenix Land Surveying, Inc.) for property located at 1207 Realta Drive, Tax Parcel Number 163-123-68.**

Requesting a 5 foot variance from the required 45 foot rear yard to allow for a single family home to remain.

**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. 2017-014**

**Barbara Hicks for property 1507 Northcliff Drive, Tax Parcel Number 039-111-57.**

Requesting two variances: (1) a 5 foot variance from the required 30 foot setback along Northcliff Drive and (2) a 10 foot variance from the required 40 foot rear yard to allow for the construction of a single family home.

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