



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

RECOMMENDATION AGENDA

CASE NO. 2017-028

Adrienne & Eric Mauntel for property located at 3218 Foxcroft Road, Tax Parcel Number 181-132-26.

Requesting a 30 foot variance from the required 45 foot rear yard to allow for the renovation and second story addition to the existing single family home within the existing building footprint.

CASE NO. 2017-032

Eric and Elizabeth Grossman (Represented by Danny Merlin and Lucas Garber, Alexander Ricks, PLLC) for property located at 2541 Portland Avenue, Tax Parcel Number 153-073-11.

Requesting a 3.4 foot variance from the required 45 foot rear yard to allow for a portion of the existing single family home to remain.

CASE NO. 2017-033

Bryn Rose (Represented by KB Holdings LLC) for property located at 304 Frazier Avenue, Tax Parcel Number 078-195-25.

Requesting a 5 foot variance from the required 10 foot street side yard to allow for the construction of a single family home.

AGENDA

CASE NO. 2017-031

Osinanna and Enola Okonkwo (Represented by Jason Murphy) for property located at 426 Lorna Street, Tax Parcel Number 127-105-40.

Requesting three variances to allow for an addition to remain on the existing single family home: 1) a 5 foot variance from the required 35 foot rear yard, 2) a 3 foot variance from the required 35 foot surface water improvement and management (SWIM) stream buffer, and 3) a 1.6 foot variance from the required 5 foot side yard to allow the deck steps to remain.

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.

**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. 2017-029 (Appeal)

Dilworth Park Investment, LLC (Represented by 2200 Park, LLC d/b/a Ed's Tavern c/o David W. Murray, The Odom Firm, PLLC) for property located at 2200 Park Road, Tax Parcel Number 121-101-01.

Appealing the Zoning Administrators interpretation regarding how a seating/activity area must be constructed as an enclosed building in order to not be considered an outdoor seating/activity area which has separation requirements from residential uses located within in a single family zoning district as per Section 12.546 of the Zoning Ordinance.

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.
