



## CHARLOTTE

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

### RECOMMENDATION AGENDA

#### CASE NO. 2017-052

**Gateway Communities for property located at 2717 N. Brevard Street, Tax Parcel Numbers 083-031-45 and 083-031-44**

Requesting a variance to allow a multi-family development to be constructed on a lot that does not abut a public street but rather a proposed private street built to public street standards across an adjacent parcel out to North Brevard Street.

#### CASE NO. 2017-056

**Trust 509 E. 17<sup>th</sup> c/o Amy Jamison Trustee (Represented by David W. Murray, The Odom Firm, PLLC) for property located at 509 E. 17<sup>th</sup> Street, Tax Parcel Number 081-072-02**

Requesting two variances 1) a 10 foot variance from the required 20 foot setback along East 17<sup>th</sup> Street and 2) a 15 foot variance from the required 20 foot rear yard to allow for the construction of a new home.

### AGENDA

#### CASE NO. 2017-038

**Joseph V. Polk (Represented by Gary C. Pennington, Eco-Site, LLC) for property located at 2519 Boulder Lane, Tax Parcel Number 041-185-04**

Requesting variances ranging up to 143.2 feet from the 200 foot separation requirement between wireless communications transmission facilities and any abutting property within residentially zoned districts per Section 12.108 (7) and 12.108 (8) of the Zoning ordinance to allow for the construction of a proposed 160 foot tall wireless communication tower 56.8 feet from an abutting residentially zoned property.

#### CASE NO. 2017-047

**Charles Kirby for property located at 1818 Union Street, Tax Parcel Number 083-136-05**

Requesting a variance to eliminate the prescribed condition for duplex dwellings within the R-5 zoning district that they must be located on a corner lot in order to allow for the expansion of an existing nonconforming duplex dwelling located on an interior lot.

#### CASE NO. 2017-053

**Equity Trust Company (Represented by True Custom Homes) for property located at 7065 Morganford Road, Tax Parcel Number 189-281-66**

Requesting a 10 foot variance from the required 45 foot rear yard to construct a new home.

**CASE NO. 2017-055**

**Kevin Massi for property located at 10212 Hanover Hollow Drive, Tax Parcel Number 207-182-33**  
Requesting a 9 foot variance from the required 10 foot side yard to allow for the construction of an attached two car garage.

**CASE NO. 2017-057**

**Caldwell Family Trust (Represented by William K. Moseley) for property located at 352 North Caswell Road, Tax Parcel Number 127-046-05**

Requesting four variances 1) a variance to reduce the width of the required Class C Buffer abutting residential zoning and/or uses from 10 feet to 1 foot and eliminate the buffer planting requirements 2) a variance to allow for the addition of parking within the 20 foot required setback 3) a variance to reduce the required 5 foot separation of parking spaces from any exterior lot line to 3 feet and 4) a variance to reduce the required parking to 9 spaces from the required 12 spaces.

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

---