



**CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CH-14, BASEMENT FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, MAY 29, 2018 – 9:00 A.M.**

**RECOMMENDATION AGENDA**

**CASE NO. 2018-031**

**Larry A. Johnson for property located at 4737 Valley Stream Road, Tax Parcel 171-091-27.**

Requesting a 10 foot variance from the required 25 foot setback per the recorded plat to allow the construction of a new single family dwelling.

**CASE NO. 2018-034**

**Mark Daley for property located at 433 Skyland Avenue, Tax Parcel 157-012-23.**

Requesting a 13 foot variance from the 40 foot minimum lot width requirement in the R-22MF zoning district to allow for the existing illegally created lot to be deemed conforming and to allow for the site to be developed with a single family dwelling.

**AGENDA**

**CASE NO. 2018-032**

**Zach and Laura Budzichowski for property located at 1717 Lost Tree Lane, Tax Parcel Number 187-313-19.**

Requesting a 10 foot variance from the required 45 foot rear yard to expand a utility room and living space at the rear of the existing structure.

**CASE NO. 2018-033**

**Josh and BethAnn Sparks (Urban) for property located at 5042 Murrayhill Road, Tax Parcel Number 171-061-13.**

Requesting a 20 foot variance from the required 40 foot rear yard to convert an existing deck into heated square footage.

**CASE NO. 2018-036**

**Terri L. McGirt (Represented by Frechette Homes c/o David Frechette) for property located at 4011 Carmel Acres Drive, Tax Parcel 209-262-07.**

Requesting a variance from the required dryland access of the Floodplain Regulations to allow construction of a residence on a lot that does not have dryland access.

**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. 2018-021**

**Smitha Ballyamanda & Peter Navarro for property located at 301 W. Kingston Avenue, Tax Parcel Number 119-079-12.**

Appealing the Historic District Commission's decision that the proposed project does not comply with the Historic District guidelines.

**CASE NO. 2018-035**

**Adams Outdoor Advertising L.P. (Represented by A. Todd Capitano) for property located at 240 W. Woodlawn Road, Tax Parcel 149-043-05.**

Appealing the Zoning Administrators determination regarding the applicability of Sections 13.111(1) & (3) and Tables 13.111(1) & (5) of the Charlotte Zoning Ordinance that pertain to the regulations for outdoor advertising signs. The appeal focuses on the issuance of a sign permit for the subject property to allow for an existing nonconforming outdoor advertising sign to be rebuilt such that it is conforming to the standards indicated in Table 13.111(5).

**APPROVAL OF MINUTES**

**THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA.**

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*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.*

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