



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, JULY 31, 2018 – 9:00 A.M.

APPEAL CONTINUATION

CASE NO. 2018-035 (Continued from May Hearing)

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

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).

CONSIDERATION OF AN AMENDMENT TO BOARDS DECISION

CASE NO. 2017-057 (Amend Conditions on Decision Letter)

Caldwell Family Trust (Represented by Bruce F. Caldwell) for property located at 352 North Caswell Road, Tax Parcel 127-046-05

At its meeting on November 28, 2017, the City of Charlotte Zoning Board of Adjustment (“Board”) **granted** four variances:

- 1) a variance to reduce the width of the required Class C Buffer abutting residential zoning or uses from 10 feet to 1 foot and eliminate the buffer planting requirements;
- 2) a variance to allow for the addition of parking/maneuvering 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.

Conditions:

- A 6 foot high solid fence shall be built at the rear and right side of the property.
- When the proposed use of a medical office ends, then the variance *to reduce the required parking to 9 spaces from the required 12 spaces* shall expire.

RECOMMENDATION AGENDA

CASE NO. 2018-045

John Lambert for property located at 1935 Brunswick Avenue, Tax Parcel 153-031-03.

Requesting the following three variances to allow for the second floor of an existing accessory structure to be converted from storage to an accessory dwelling unit (ADU):

- 1) a 13.4 foot variance from the required 15 foot rear setback requirement,
- 2) a 2 foot variance from the required 5 foot side yard, and
- 3) allow the ADU to exceed the height of the principle dwelling.

CASE NO. 2018-046

Mark Williams and Marta Carretero (Represented by David W. Murray, The Odom Firm, PLLC) for property located at 2514 High Ridge Road, Tax Parcel 227-105-18.

Requesting a variance to allow for two existing accessory structures to remain within the established setback in a residential zoning district.

CASE NO. 2018-047

Margaret Darden Matthews for property located at 3939 Hough Road, Tax Parcel 149-191-01.

Requesting a 21 foot variance from the required 40 foot rear yard to allow for an addition to the existing structure.

CASE NO. 2018-048

Nasar El-Arabi (Represented by Jonathan Andrews) for property located at 3001 Hudson Street, Tax Parcel 083-168-08.

Requesting an 8 foot variance from the 10 foot future required transitional street side yard.

CASE NO. 2018-049

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2814 Irby Drive, Tax Parcel Number 151-112-22.

Requesting a variance from the driveway elevation requirement of the Floodplain Regulations to allow construction of a residence on the lot.

CASE NO. 2018-050

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2822 Irby Drive, Tax Parcel Number 151-112-21.

Requesting a variance from the driveway elevation requirement of the Floodplain Regulations to allow construction of a residence on the lot.

CASE NO. 2018-051

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2826 Irby Drive, Tax Parcel Number 151-112-20.

Requesting a variance from the driveway elevation requirement of the Floodplain Regulations to allow construction of a residence on the lot.

CASE NO. 2018-052

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2834 Irby Drive, Tax Parcel Number 151-112-19.

Requesting a variance from the driveway elevation requirement of the Floodplain Regulations to allow construction of a residence on the lot.

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.