



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, AUGUST 28, 2018 – 9:00 A.M.

### RECOMMENDATION AGENDA

#### CASE NO. 2018-054

**Kevin Hoffman (Represented by Ryan Hoffman of Alexander Ricks PLLC) for property located at 2309 Lynhaven Street, Tax Parcel 095-027-09.**

Requesting a 6 foot variance from the required 35 foot rear yard to allow for an existing addition to remain on the existing principal dwelling.

#### CASE NO. 2018-055

**Olwyn M. Wheeler (Represented by Aaron Elrod) for property located at 2137 Charlotte Drive, Tax Parcel 121-126-23.**

Requesting a variance to eliminate the required transitional setback for Kenilworth Avenue to allow for the construction of a storage area attached to an existing nonconforming detached garage.

### AGENDA

#### CASE NO. 2018-056

**Griffin Brothers Acquisitions, LLC (Represented by Allure Advertising, LLC, c/o Ty E. Shaffer, Robinson, Bradshaw & Hinson, P.A.) for property located on the northwestern corner of Bellhaven Boulevard and Interstate 485, Tax Parcel 033-012-14.**

Requesting two variances to allow for an outdoor advertising sign to be built on the property.

1. A 21 foot variance from the 50 foot maximum height to allow the sign to be 71 feet in height.
2. A 268.5 foot variance from the required 400 linear foot spacing requirement from a residential zoning district to allow the sign within 131.5 feet of a residential district.

#### CASE NO. 2018-057

**Janie Dale Cuthbertson (Represented by Abiding Under the Shadows of God Ministries) for property located at 2118 Holly Street, Tax Parcel 075-012-10.**

Requesting three variances to allow for a small religious institution to be located on the property.

1. A variance to allow for a religious institution to be located on a local street rather than the required frontage along a collector, minor thoroughfare, or major thoroughfare.
2. A variance to allow the primary vehicular access to the use from a residential local street.
3. A 16 parking space variance from the 25 parking space requirement for the proposed 100 seat religious institution.

**CASE NO. 2018-021 (Appeal)**

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

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

**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.*