



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, SEPTEMBER 25, 2018 – 9:00 A.M.

RECOMMENDATION AGENDA

GRANTED

CASE NO. 2018-061

Terrence and Lenee Lassiter for property located at 9202 Bengali Circle, Tax Parcel Number 105-014-64.

Requesting a variance to allow for an existing covered and screened porch to encroach into the rear yard more than 25% of the depth of the required rear yard and to allow such extension to be more than 50% of the width of the dwelling at the rear building line.

GRANTED

CASE NO. 2018-062

Charlotte-Mecklenburg Board of Education (Represented by Brian Cannellam PLA of Alfred Benesch & Co.) for property located at 1430 Alleghany Street, Tax Parcel Number 067-142-02.

Requesting a variance to allow an 8 foot encroachment into the 20 foot required side setback to allow for an extension of the existing track.

GRANTED

CASE NO. 2018-064

Paul and Jennifer Kepp (Represented by Michelle Sutton with Dryden Design Build) for property located at 1200 E. 35th Street, Tax Parcel Number 083-166-01.

Requesting a 5 foot variance from the 35 foot rear yard requirement to allow for an addition to the existing principal structure.

GRANTED

CASE NO. 2018-065

SGH/DJS Trucker Guys LLC (Represented by Tim Foley of Henson Foley) for property located at 9335 Old Statesville Road, Tax Parcel Number 025-042-08 and 025-042-10.

Requesting a 71 foot variance to reduce the 91 foot Class “A” Buffer required between the proposed industrial use and the existing abutting institutional use.

GRANTED

CASE NO. 2018-066

Michael and Heather Maykowski for property located at 601 Heather Lane, Tax Parcel Number 149-211-23.

Requesting 2 variances:

1. A 5 foot variance from the 10 foot side yard requirement to allow for an attached garage to be constructed on the existing principal structure.
2. A 5 foot variance from the required 10 foot side yard to allow for an existing addition to remain on the principal structure.

AGENDA

DENIED

CASE NO. 2018-059

Stephen Mogelesky for property located at 13911 Rhone Valley Drive, Tax Parcel Number 217-292-02.

Requesting a variance to allow for a 1539 square foot increase from the assigned 5482 square foot impervious area for the subject lot based on the maximum allowable 24% built upon area for the Montreux subdivision located within the Protected Area of the Lower Lake Wylie Watershed Overlay.

GRANTED

CASE NO. 2018-063

Adams Outdoor Advertising of Charlotte, L.P. for property located at Bryant Street and Highway I-77, Tax Parcel Number 073-25C-01.

Requesting two variances:

1. An 8 foot 9 inch increase of the 50 foot height requirement of an outdoor advertising sign.
2. A 292 square foot increase of the 380 square foot required sign face area.

CONTINUED

CASE NO. 2018-013 (Appeal)

Phillip F. Hernandez (Represented by Robert L. Brandon & Joe Ledford) for property located at 1953 Dilling Farm Road, Tax Parcel Number 055-491-05.

Appealing the Zoning Administrators determination that the subject property is in violation of:

1. Section 2.201 (F2) regarding Mecklenburg County Zoning definition of a Bona Fide Farm.
2. Section 7.101 regarding the nonconforming purpose and applicability.
3. Section 7.102 regarding nonconforming uses.
4. Section 7.104 regarding nonconforming accessory uses and structures.

CONTINUED

CASE NO. 2018-014 (Appeal)

Pedro & Zenaida Hernandez (Represented by Robert L. Brandon & Joe Ledford) for property located at 1945 Dilling Farm Road, Tax Parcel Number 055-491-04.

Appealing the Zoning Administrators determination that the subject property is in violation of:

1. Section 12.218 regarding commercial vehicle parking on the property.
2. Section 12.408 regarding a Customary Home Occupation.
3. Section 2.201 regarding the definition of commercial vehicles.
4. Section 10.706 regarding development standards in the Lower Lake Wylie Watershed Overlay District.
5. Section 12.106 regarding accessory uses and structures.
6. Section 2.201 (F2) regarding Mecklenburg County Zoning definition of a Bona Fide Farm.

CONTINUED

CASE NO. 2018-042 (Appeal)

Sandra Gray (Represented by K&L Gates LLP c/o Roy H. Michaux, Jr.) for property located at 5626 McAlpine Farm Road, Tax Parcel Number 211-351-08.

Appealing the Zoning Administrators determination regarding the average grade from which the height of an accessory structure was measured and the applicability of increased separation requirements from side and rear property lines indicated within Section 12.106(2)(a) 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.
