



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION, 8TH FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, MAY 28, 2019 – 9:00 A.M.

RECOMMENDATION AGENDA

CASE NO. 2019-025

Patrice Pickett (Oscar Agurs) for property located at 5425 East W.T. Harris Blvd, Tax Parcel Number 107-141-71.

Requesting two variances to allow for the construction of a new single family dwelling on the lot.

1. A 35 foot reduction from the 55 foot front setback per the recorded subdivision plat to allow a 20 foot setback.
2. A 10 foot reduction from the 45 foot rear yard to allow a 35 foot rear yard.

CASE NO. 2019-026

Patrice Pickett (Oscar Agurs) for property located at 5415 East W.T. Harris Blvd, Tax Parcel Number 107-141-70.

Requesting two variances to allow for the construction of a new single family dwelling on the lot.

1. A 35 foot reduction from the 55 foot front setback per the recorded subdivision plat to allow a 20 foot setback.
2. A 10 foot reduction from the 45 foot rear yard to allow a 35 foot rear yard.

CASE NO. 2019-029

NODA @ 22nd Street North LLC (Represented by Kyle Hayes) for property located at 423 E. 22nd Street, Tax Parcel Number 083-045-04.

Requesting three variances to allow for the use of a business to be at this location.

1. A 5 foot encroachment into the 20 foot front setback to accommodate a required handicap parking space.
2. A 12 foot encroachment into the 20 foot front setback to construct a ramp to meet ADA requirements.
3. A 12 foot encroachment into the 16.5 foot buffer to construct a ramp to meet ADA requirements.
4. A 6 foot encroachment into the 16.5 foot buffer for 4 required parking spaces and vehicle maneuvering area.

CASE NO. 2019-033

Blackstone Charlotte Partners, LLC (Adams Outdoor Advertising) for property located at 2001 Wilkinson Boulevard, Tax Parcel Number 119-111-01.

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

1. A 221 foot reduction from the 400 linear foot spacing requirement from a residential zoning district to allow the sign within 179 feet of a residential district.
2. A 222 foot reduction from the required 400 foot spacing requirement from an institutional use to allow the sign within 178 feet of the edge of the property line of the institutional use.

AGENDA

CASE NO. 2019-024

G. Thomas Barnes for property located at 1501 Pecan Avenue, Tax Parcel Number 081-181-68.

Requesting a 1,079 square foot variance from the 1,356 square foot maximum allowance for accessory structures on the property to allow two existing accessory structures to remain.

CASE NO. 2019-027

Valentin Castro Guzman for property located at 2814 Yahtzee Lane, Tax Parcel Number 059-071-22.

Requesting a 25 foot reduction from the 45 foot rear yard to allow for a single family home to be constructed on the property.

CASE NO. 2019-030

Wendy L. Tinoco-Amaya for property located at 6910 Murray Grey Lane, Tax Parcel Number 201-014-22.

Requesting an 11 foot reduction from the 45 foot rear yard to allow a living room expansion on the rear of the existing single family home.

CASE NO. 2019-031

Shakti Holdings, LLC (Justin Francis) for a property identified with the addresses of 5344/5340 Rockwood Road, Tax Parcel Number 039-251-11.

Requesting a variance from the requirement for road frontage for a residential lot with two existing homes and no road frontage to be subdivided.

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.
