



**CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY – NOVEMBER 28, 2006 – 9:00 A.M.**

RECOMMENDATION AGENDA

Granted

Case No. 06-080 – 6119 McIntyre Ridge Drive – Selecia A. Miller - Tax Parcel Number 037-312-17, requesting a 2.42 foot variance from the required 400 foot distance separation from existing family child care homes and childcare centers in a residence in a single family residential district. **Code Section 9.203(4)** list childcare centers in a residence as a permitted use in a residential zoned district. **Code Section 12.502(2)** states that all childcare centers in a residence for six (6) to twelve (12) pre-school children are required to obtain a change of use permit from Neighborhood Development. **Code Section 12.502(2)(d)** states that new childcare centers in a residence must be separated from existing family childcare homes and childcare centers in a residence in a single family residential district by a distance of 400 feet measured in a straight line from the closest point of each lot property line, excluding childcare facilities operating as accessory use to a religious institution.

Granted

Case No. 06-081 – 729 Brookside Avenue – Kevin Raymer (represented by Allen Brooks/ALB Architecture) - Tax Parcel Number 121-092-06, requesting a 1.1 foot variance from the required 5 foot side yard to allow the construction of a second story addition. **Code Section 9.205(1)(f)** requires a 5 foot side yard in a R-22MF zoned district. **Code Section 7.103(3)** - Except as provided in subsections (4) and (5), a nonconforming structure shall not undergo a change of use, renovation or expansion. **Code Section 7.103(5)** - A nonconforming structure may be expanded, without bringing the nonconforming structure into conformity with these regulations, only if the part of the structure to be expanded and the area of the lot into which the expansion is taking place are both brought into conformity with the requirements of these regulations.

AGENDA

Overturned Historic District Commission's Decision and Remanded Case Back to Historic District Commission to Issue Certificate of Appropriateness

Case No. 06-068 (APPEAL) – 716 East Tremont Avenue – Anne B. Henderson – Tax Parcel Number 121-092-10, appealing the Historic District Commission's denial of a request to allow the enclosure of an existing porch.

~ 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 at least 72 hours prior to the meeting.
