



**CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY – DECEMBER 12, 2006 – 9:00 A.M.**

RECOMMENDATION AGENDA

Case No. 06-083 – 1100 Ideal Way – *Alan Mayfield - Tax Parcel Number 121-121-16*, requesting a 1 foot variance from the required 5 feet to allow the construction of a room addition. **Code Section 9.205(1)(f)** requires a 5 foot side yard in a R-5 zoned district. **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.

REGULAR AGENDA

Case No. 06-084 – 11551 James Richard Drive – *James and Sylvia McGarry- Tax Parcel Number 229-134-09*, requesting a 20 foot variance from the required 20 foot swim buffer stream side zone to allow the introduction of rocks, gravel and tarp material to remain as installed. **Code Section 12.804(1)** requires a total width of a buffer on each side of the stream to be 35 feet if the drainage area designated is 100 acres or less. The stream side zone of the swim buffer is 20 feet. **Code Section 12.804(2)(1)** requires undisturbed (no cutting or clearing allowed) in the stream side zone. **Code Section 12.804(2)(2)** uses in the stream side zone are very restricted and are limited to flood control structures and bank stabilization.

Case No. 06-086 – 2620 Central Avenue – *Paul & Bien Lee Carr (Represented by Robert Brandon) - Tax Parcel Number 129-042-26*, requesting a variance of two (2) parking spaces from the nine spaces required and a variance of 2.5 feet on the 7.5 foot buffer requirement to construct a new office building. **Table 12.202** requires one (1) parking space for every 300 square feet of office space. **Table 12.302** requires a Class “C” buffer 10 feet in width for developments located on a 0-5 acres or less. **Code Section 12.302(8)** allows a required buffer to be reduced by 25% if a wall, fence, or berm is constructed.

~ 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.
