



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
INNOVATION STATION  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY FEBRUARY 26, 2008 – 9:00 A.M.

***REVISED***  
**RECOMMENDATION AGENDA**

**GRANTED**

**Case No. 08-016 - Mecklenburg Parks and Recreation (Represented by Brian Conroy) for property located at 2100 Wilhelmina Avenue - Tax Parcel Number 095-032-83**, requesting an 80 foot variance from the required 100 foot separation to allow the construction of a handicapped ramp and the relocation of an existing stage. **Table 12.540** of the Charlotte Zoning Ordinance requires outdoor recreation uses must maintain a “Class C” buffer and be located 100 feet from external lots.

**GRANTED with conditions**

**Case No. 08-013 - Robert and Ann Aycock for property located at 5532 Cold Harbor Drive - Tax Parcel Number 053-172-72**, requesting a 40 foot variance from the required 100 foot watershed buffer to allow the construction of an addition to the existing residence. **Code Section 10.608 (1)** requires a 100 foot vegetative buffer for low density development in the critical area along the shoreland of the Catawba River/Lake Wylie watershed overlay. **Code Section 7.103(5)** states a nonconforming structure may be expanded, without bringing the nonconforming structure into conformity, 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 requirements of these regulations.

**AGENDA**

**GRANTED**

**Case No. 08-008 - Myers Park Village, LLC (Justin Faircloth) for property located at 304 Rocklyn Place - Tax Parcel Number 175-176-07**, requesting a variance from the required dryland access to allow construction of residences with access not by way of a dryland access. **Floodplain Ordinance Code Section 9.102** requires access to habitable buildings during a flood event to be by way of a dryland access.

**GRANTED**

**Case No. 08-009 - Myers Park Village, LLC (Justin Faircloth) for property located at 305 Rocklyn Place - Tax Parcel Number 175-175-08**, requesting a variance from the required dryland access to allow construction of residences with access not by way of a dryland access. **Floodplain Ordinance Code Section 9.102** requires access to habitable buildings during a flood event to be by way of a dryland access.

**THE BOARD WILL BREAK FOR LUNCH AFTER THE ABOVE CASES  
AT APPROXIMATELY 12:00 P. M.**

**THE FOLLOWING CASES WILL NOT BE HEARD BEFORE 12:30 P. M.**

**- BUSINESS -**

- Deliberations – Case No. 07-056 E. Independence Boulevard (Coventry Woods)  
(Deferred to a Special Meeting on March 4, 2008)
- Deliberations – Case No. 07-055 3423 South Boulevard  
(Deferred to a Special Meeting on March 4, 2008)
- Deliberations – Case No. 07-063 1409 Riverside Drive  
(Adopted Fact of Findings and Conclusions of Law)
- Elect Chairperson  
(Elected Andrew Zoutewelle)
- Approval of Previous Minutes
- Discussion – Workshop ( March 13, 2008)

**~ THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA. ~**

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*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 skennedy@ci.charlotte.nc.us, at least 72 hours prior to the meeting.*

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