



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
INNOVATION STATION
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY MAY 27, 2008 – 9:00 A.M.

REVISED
RECOMMENDATION AGENDA

GRANTED

CASE NO. 08-029 – Peter Brennan (Represented by Mike Jones) for property located at 15609 Chatfield Drive - Tax Parcel Number 217-222-23, requesting a variance to allow an accessory structure to be located within the established setback. **Code Section 9.205(1)(e)** of the City of Charlotte Zoning Ordinance requires a minimum setback of 20 feet in a R-5 zoning district. **Code Section 2.201** defines an established setback as the distance between the right-of-way line and the front building line of a principal building or structure, as constructed, projected to the side lines of the lot. **Code Section 12.106 (2)(a)** states that no accessory structures shall be located within any setback or side yard required of these regulations.

REVISED AGENDA

DENIED

CASE NO. 08-031 – Samya Achour, for property located at 313 Plantation Place - Tax Parcel Number 175-176-11, requesting a variance from the required dryland access to allow construction of a residence to be located on a lot that does not have dryland access. The following section of the Floodplain Ordinance applies: **Code Section 9.102** requires access to habitable buildings during a flood event to be by way of a dryland access.

GRANTED

CASE NO. 08-023 – Lamar Outdoor Advertising (Represented by Robert Brandon), for property located at 1305 Carrier Drive - Tax Parcel Number 039-061-19, requesting a 105 foot variance from the required 400 foot billboard spacing requirements to allow an electronic changeable face outdoor advertising sign to be located 295 feet from a residential district. The following section of the Zoning Ordinance applies: **Table 13.111(2)** states there shall be a minimum of 400 feet between an electronic changeable face outdoor advertising sign and a residential district or institutional use.

GRANTED

CASE NO. 08-030 – Intercontinental Fund III Vanguard Center LLC (Represented by Collin Brown), for property located at 5250 Seventy Seven Center Drive - Tax Parcel Number 169-062-27, requesting a 175 foot variance from the required 400 foot billboard spacing requirements to allow an electronic changeable face outdoor advertising sign to be located 225 feet from a residential district. The following section of the Zoning Ordinance applies: **Table 13.111(2)** states there shall be a minimum of 400 feet between an electronic changeable face outdoor advertising sign and a residential district or institutional use.

**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

Findings of Fact and Conclusions of Law for Case No. 08-005 – Ballantyne Village
Approval of minutes from previous meeting

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