



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
BASEMENT - CONFERENCE ROOM CH-14  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY OCTOBER 28, 2008 – 9:00 A.M.

**REVISED AGENDA**

**Case Withdrawn by Applicant**

**CASE NO. 08-058 – *Habitat for Humanity of Charlotte, Inc. (Represented by Merritt Card), for property located at 3413 Marvin Road - Tax Parcel Number 157-051-03,*** requesting a 4.7 foot variance from the required five (5) foot minimum side yard to allow an existing single family structure to remain as constructed. **Code Section 9.205(1)(f)** requires a minimum side yard of five (5) feet in a R-5 zoning district. **Code Section 2.201 (g)** defines the required side yard as the minimum distance required by this Ordinance between the side lot line and the side building line, extending from the established setback to the established rear yard. If no setback is required, the side yard shall be defined as extending from the street line to the rear yard.

**GRANTED with conditions**

**CASE NO. 08-062– *Family Construction & Remodeling, LLC (Represented by Bob McGiver, Jr), for property located at 2709 Yadkin Avenue and 627 Charles Avenue (duplex)- Tax Parcel Number 083-073-06,*** requesting a 3.8 foot variance from the required 20 foot minimum setback to allow the encroachment of steps and stoop for entrance at 2709 Yadkin Ave. and a 0.7 foot variance from the required 5 foot side yard to allow the encroachment of a stoop for entrance at 627 Charles Ave. **Code Section 12.106(5)** states in respect to a principal structure, architectural features such as cornices, eaves, steps, gutters, and fire escapes may project up to three (3) feet into any required yard, unless they would obstruct driveways which may be used for service and emergency vehicles. **Code Section 9.205(e)** requires a minimum setback of 20 feet. **Code Section 2.201(f)** defines the required setback as the minimum distance required by this Ordinance between the street right-of-way line and the front building line of a principal building or structure as measured parallel from the street right-of-way line, projected to the side lines of the lot.

**Vote is Aye to Grant:**

Ayes – Jeff Davis, Lee McLaren, Michael Knotts

Nays – Andy Zoutewelle, Randy Fink

## BUSINESS

### Approval of Minutes

**~ 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](mailto:skennedy@ci.charlotte.nc.us), at least 72 hours prior to the meeting.*

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