



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, MARCH 27, 2018 – 9:00 A.M.

## RECOMMENDATION AGENDA

### **CASE NO. 2018-016**

**Brendan and Stacy Roisin for property located at 3316 Miranda Road, Tax Parcel Number 037-081-03.**

Requesting the following two variances to allow for the construction of an accessory dwelling unit (ADU):

1. To allow for an accessory structure to be located within the established setback in a residential zoning district.
2. To allow for the structure to be located within the established setback rather than the rear yard as required for ADU's.

### **CASE NO. 2018-017**

**CSX Transportation, Inc. c/o Damien D'Anna (Represented by Adams Outdoor Advertising of Charlotte, L.P.) for property located at 9469 Mount Holly Road, Tax Parcel Number 055-07S-02.**

Requesting the following two variances to allow for the construction of an outdoor advertising sign:

1. A 234' variance from the 400' spacing requirement from a residential zoning district to allow the sign within 166' of a residential district.
2. A 28' variance from the maximum 50' height requirement to allow the sign to be 78' in height.

### **CASE NO. 2018-018**

**Dawid Joubert (Represented by Lighting and Bulbs Unlimited) for property located at 4335 Monroe Road, Tax Parcel Number 159-061-16.**

Requesting a variance to allow for 6 required parking spaces to be placed within the transitional setback along Monroe Road.

## AGENDA

### **CASE NO. 2018-010**

**Harrill Street, LLC (Represented by CapRock, LLC, Kyle Dipretoro) for property located at 907 Harrill Street, Tax Parcel 081-121-06.**

Requesting a variance to eliminate the required pedestrian connection between the proposed use and Seigle Avenue.

### **CASE NO. 2018-015**

**Jeff and Lynette Pierce (Represented by ALB Architecture, PA) for property located at 2204 Floral Avenue, Tax Parcel Number 151-013-04.**

Requesting an 8 foot variance from the required 35 foot rear yard to allow a heated pantry and a second floor closet addition to be constructed 27 feet from the rear property line.

## **APPROVAL OF MINUTES**

### **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 [advernon@ci.charlotte.nc.us](mailto:advernon@ci.charlotte.nc.us) at least 72 hours prior to the meeting.*