



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, APRIL 24, 2018 – 9:00 A.M.

RECOMMENDATION AGENDA

CASE NO. 2018-020

Roger Chandler for property located at 3052 Nance Cove Road, Tax Parcel Number 023-151-37.

Requesting two variances to allow for the construction of a new single family home.

1. A 10 foot variance from the 20 foot setback along Nance Cove Road.
2. A 60 foot variance from the required Mountain Island Lake Watershed Overlay Critical 100 foot buffer.

CASE NO. 2018-022

William F. Purvis, Jr. for property located at 11701 Merriweather Drive, Tax Parcel 201-253-41.

Requesting three variances to allow for an accessory detached garage structure to remain and to allow for the second floor to be up fitted for an accessory dwelling unit (ADU).

1. A 3.3 foot variance from the required 15 foot street side yard from the right-of-way Antebellum Drive.
2. A 100 square foot variance from the maximum allowable 620 square feet of heated area for an ADU to be constructed within the existing accessory structure.
3. To allow the accessory structure in which the ADU is proposed to be located to exceed the height of the principal structure.

CASE NO. 2018-023

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2822 Irby Drive, Tax Parcel Number 151-112-21.

Requesting a variance from the required dryland access of the Floodplain Regulations to allow construction of a residence on a lot that does not have dryland access.

CASE NO. 2018-024

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2814 Irby Drive, Tax Parcel Number 151-112-22.

Requesting a variance from the required dryland access of the Floodplain Regulations to allow construction of a residence on a lot that does not have dryland access.

CASE NO. 2018-025

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2826 Irby Drive, Tax Parcel Number 151-112-20.

Requesting a variance from the required dryland access of the Floodplain Regulations to allow construction of a residence on a lot that does not have dryland access.

CASE NO. 2018-026

John M. Dwelle, Jr. (Represented by McCormick Custom Construction c/o Adam McCormick) for property located at 2834 Irby Drive, Tax Parcel Number 151-112-19.

Requesting a variance from the required dryland access of the Floodplain Regulations to allow construction of a residence on a lot that does not have dryland access.

CASE NO. 2018-027 Mauricio Rusconi & Anna Kuykendal Rusconi (Represented by Robinson Bradshaw & Hinson, P.A. c/o Ty E. Shaffer) for property located at 7350 Delta Lane, Tax Parcel Number 107-122-34.

Requesting the following two variances to allow the existing home to remain.

1. A 12 foot variance from the required 45 foot rear yard.
2. Allow the existing wood deck along the rear of the home to remain in its current condition and extend beyond the allowed 25% encroachment into the proposed 33 foot rear yard.

CASE NO. 2018-028

Khalid Davis for property located at 9536 Chastain Walk Drive, Tax Parcel 033-042-08.

Requesting a variance to allow for a 547 square foot increase from the assigned 2,037 square foot impervious area for the subject lot based on the maximum allowable 24% built upon area for the Chastain Walk subdivision located within the Protected Area of the Catawba River/Lake Wylie Watershed Overlay.

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 adverson@ci.charlotte.nc.us at least 72 hours prior to the meeting.
