



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, DECEMBER 11, 2018 – 9:00 A.M.

RECOMMENDATION AGENDA

**GRANTED**

**CASE NO. 2018-080**

**Jack Wagler (Represented by Vanessa Dobie) for property located at 2501 Tuckaseegee Road, Tax Parcel Number 071-061-18.**

Requesting a 5 foot variance from the required 5 foot parking area separation from an exterior lot line to allow for the driveway serving a proposed commercial daycare to be placed along the southern property line.

**GRANTED**

**CASE NO. 2018-082**

**Mary Anne and Charles Mauldwin (Represented by David W. Murray, The Odom Firm, PLLC) for property located at 2411 Derita Avenue, Tax Parcel Number 045-131-08.**

Requesting the following two variances to allow for portions of an existing accessory structure to remain if the subject property is granted a rezoning to the Institutional (INST) zoning designation:

1. A 14 foot variance from the required 20 foot INST side yard to allow an existing storage building to remain along the site's southern boundary.
2. A 12 foot variance from the required 18 foot Class C Buffer for the proposed institutional use to allow an existing storage building to remain along the site's southern boundary.

**GRANTED**

**CASE NO. 2018-083**

**Charles S. Sevcik and A Helping Hand Property Solutions 2, LLC (Represented by David W. Murray, The Odom Firm, PLLC) for property located at 1541 Thomas Avenue, Tax Parcel Number 081-184-13 ("lot 17").**

Requesting the following five variances to allow for the subject property to be subdivided and allow for the two existing nonconforming principal structures to remain and be on separate lots of record:

1. A 0.5 foot reduction from the required 5 foot side yard on proposed lot 17A to allow the existing principal structure to remain.
2. A 3650 square foot reduction from the 10,000 square foot minimum lot size on proposed lot 17A.
3. A 0.5 foot reduction from the required 5 foot side yard on proposed lot 17B to allow the existing principal structure to remain.
4. A 20 foot reduction from the required 35 foot rear yard on proposed lot 17B to allow the existing principal structure to remain.
5. A 2120 square foot reduction from the 6000 square foot minimum lot size on proposed lot 17B.

**GRANTED**

**CASE NO. 2018-084**

**2001 Roslyn Trust (Represented by David W. Murray, The Odom Firm, PLLC) for property located at 210 Walford Drive, Tax Parcel Number 069-019-11.**

Requesting the following two variances to allow for a single family dwelling to be constructed:

1. A 10 foot reduction from the required 20 foot setback.
2. A 10 foot reduction from the required 20 foot rear yard.

**GRANTED**

**CASE NO. 2018-085**

**Aaron and Helen Moffat for property located at 1441 Cortland Road West, Tax Parcel Number 171-133-13.**

Requesting a 29 foot variance from the required 35 foot rear yard to allow for the site to be developed with a single family dwelling.

**AGENDA**

**DENIED**

**CASE NO. 2018-067**

**Chantilly on the Green LLC (Represented by Thomas Goode) for property located at 2650 Shenandoah Avenue, Tax Parcel Number 127-102-04.**

Requesting a 10 foot variance from the required 20 foot rear yard to allow for a residential building of a planned multi-family development to encroachment into the required rear yard.

**GRANTED**

**CASE NO. 2018-081**

**Aleksandra and Roman Borisenko for property located at 4329 Firwood Lane, Tax Parcel Number 149-116-05.**

Requesting the following two variances to allow additions to be constructed along the front and side of the existing single family dwelling:

1. A 17 foot variance from the required 40 foot rear yard to allow an addition to be constructed along the southern side of the home.
2. An 8 foot variance from the required 30 foot setback to allow an addition to be constructed along the front of the home.

**The Board will break for lunch after the above cases.**

**The following cases will not be heard before 12:00pm.**

**AGENDA (Continued)**

**CONTINUED**

**CASE NO. 2018-078 (Appeal)**

**Ballantyne Village Parking, LLC (Represented by Terpening Law PLLC) for property located at 14815, 14825, and 14835 Ballantyne Village Way, Tax Parcel Number 223-541-03.**

Appealing the Zoning Administrators determination to grant zoning approval for the building permit issued to ASVRF SP Ballantyne Village, LLC for the renovation and conversion of the movie theater space at Ballantyne Village to office space.

**CONTINUED**

**CASE NO. 2018-079 (Appeal)**

**Ballantyne Village Hotels, LLC for property located at 14815, 14825, and 14835 Ballantyne Village Way, Tax Parcel Number 223-541-03.**

Appealing the Zoning Administrators determination to grant zoning approval for the building permit issued to ASVRF SP Ballantyne Village, LLC for the renovation and conversion of the movie theater space at Ballantyne Village to office space.

**APPROVAL OF MINUTES**

---

*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.*

---