



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, JANUARY 29, 2019 – 9:00 A.M.

RECOMMENDATION AGENDA

CASE NO. 2019-002

Andrea Giovanni Lucchi and Ludovica Tassani (Represented by Alexander Ricks PLLC c/o Ryan Hoffman and Abbie Henderson) for property located 3110 Sharon View Road, Tax Parcel Number 209-061-70.

Requesting a 31 foot variance from the 50 foot minimum lot width requirement to allow the existing lot of record to no longer be in violation of the Zoning Ordinance and for the existing single family dwelling to remain.

CASE NO. 2019-004

Annie Warlick and Anderson “Davis” Warlick, Jr. for property located at 2228 Wellesley Avenue, Tax Parcel Number 151-076-19.

Requesting a 2.6 foot variance from the required 45 foot rear yard to allow the existing single family residence to remain in its current location.

CASE NO. 2019-006

Phillips Academy of North Carolina, Inc. for property located at 4523 Montclair Avenue, Tax Parcel Number 185-041-07.

Requesting a 175 foot variance from the 800 foot minimum separation requirement from another group home located in a single family residential zoned district.

CASE NO. 2019-007

Hamilton Street Properties LLC (Represented by Adams Outdoor Advertising of Charlotte, L.P.) for property located at Hamilton Street and Brookshire Boulevard, Tax Parcel Number 078-425-02.

Requesting three variances to allow an existing static outdoor advertising sign to be relocated a distance of approximately 100 feet from its current location due to sinkholes:

1. A 20 foot variance from the required 20 foot setback along Brookshire Boulevard to allow a 0 foot setback.
2. A 292 square foot variance from the 380 square foot maximum sign face area for a static outdoor advertising sign to allow for a 672 square foot sign face area.
3. A 60 foot variance from the minimum 400 linear foot spacing requirement of an outdoor advertising sign to a residential district to allow the outdoor advertising sign to be located 340 feet from a residential district.

CASE NO. 2019-008

Tatyana Semyrog for property located at 7119 Ramsgate Road, Tax Parcel Number 187-222-04.

Requesting a 3.33 foot variance from the 70 foot minimum lot width requirement in the R-3 zoning district to allow for the construction of a single family dwelling.

CASE NO. 2019-009

Cooper Morrison (Represented by John B. Fryday, AIA/ASID) for property located at 601 Berkeley Avenue, Tax Parcel Number 123-057-01.

Requesting a 9 foot variance from the required 15 foot street side yard to allow for a second story addition to be built in the established street side yard using the existing footprint of the single family dwelling.

AGENDA

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.

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

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