



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT
CONFERENCE ROOM 280, 2ND FLOOR
GOVERNMENT CENTER – 600 EAST FOURTH STREET
TUESDAY, AUGUST 27, 2019 – 9:00 A.M.

RECOMMENDATION AGENDA

CASE NO. 2019-044- Continuance

Jason M. & Courtney M. Henry for property located at 3536 Fielding Avenue, Tax Parcel Number 185-051-18.

Requesting a 6 foot variance from the required 45 foot rear yard to allow the conversion of an existing carport into heated living space.

CASE NO. 2019-047

Amanda J. Campbell for property located at 3226 Clemson Avenue, Tax Parcel Number 083-122-03.

Requesting a 11 foot variance from the 35 foot rear yard to construct an addition on the existing home.

CASE NO. 2019-052

Jeff Gantier (Represented by George Hobel) for property located at 15241 Beeding Street, Tax Parcel Number 199-331-17.

Requesting a variance to allow an accessory structure to be placed in the established front yard.

CASE NO. 2019-054

Future Brothers, LLC (Represented by Independence Delites Land, LLC) for property located at 3751 E. Independence Blvd., Tax Parcel Number 131-092-15.

Requesting a variance for proposed parking spaces to be more than 0.5' below the Community Base Flood Elevation as required in Section 9-102(k) in the City of Charlotte Floodplain Ordinance to allow the site to be redeveloped with a new restaurant.

CASE NO. 2019-055

Vinay Patel for property located at 7920 Arrowridge Boulevard, Tax Parcel Number 203-031-28.

Requesting a 5 foot variance from the 40 maximum sign height requirement to allow for the replacement of a sign face to a new sign face with a different shape on an existing nonconforming 45 foot sign on the property.

CASE NO. 2019-056

Brent L. Toland (Represented by The Odom Firm, PLLC c/o David W. Murray) for property located at 2430 Cumberland Avenue, Tax Parcel Number 151-033-49.

Requesting a 15 foot reduction from the required 40 foot rear yard to allow a second story addition to be built in the established rear yard.

CASE NO. 2019-057

Michael R. Brantley and Dallas R. Bolan for property located at 3212 N. Alexander Street, Tax Parcel Number 083-087-12.

Requesting a 7 foot variance from the 20 foot setback to allow for a covered porch to remain.

CASE NO. 2019-058

Sarah Rajchel & Trent Faltin (Represented by Rodger Ketchum) for property located at 3312 Cambridge Road, Tax Parcel Number 147-101-20.

Requesting a 15 foot reduction from the 40 foot rear yard to allow for the redevelopment of an existing carport into heated living space in the established rear yard.

**THE BOARD WILL BREAK FOR LUNCH AFTER THE ABOVE CASES
AT APPROXIMATELY 12:00 P. M.**

THE FOLLOWING CASES WILL NOT BE HEARD BEFORE 12:30 P.M.

AGENDA

CASE NO. 2019-049 - Appeal

Matthew and Kristen Wilson for property located at 1201 Pegram Street, Tax Parcel Number 081-139-02.

Appealing the Zoning Administrator's determination that a recreational vehicle is not allowed to be utilized as a dwelling unit within a single family zoning district.

CASE NO. 2019-060 - Appeal

Long Cove Investment Group, LLC (c/o John Carmichael) for property located at 14629 Rainbarrel Road, Tax Parcel Number 199-342-02.

Appealing the Zoning Administrator's determination that the existing nonconforming use on the subject property cannot be expanded.

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 at least 72 hours prior to the meeting.
