



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, SEPTEMBER 24, 2019 – 9:00 A.M.

**RECOMMENDATION AGENDA**

**CASE NO. 2019-062**

*Jeff Casper – Upstate Management LLC for property located at 3033 Ross Avenue, Tax Parcel Number 145-121-01.*

Requesting a variance to allow a home to be constructed on a lot that does not abut a public street.

**CASE NO. 2019-064**

*Grinnell Water Works Three, LLC (Represented by Ed McCoy Holding, LLC) for property located at S. Summit Avenue, Tax Parcel Number 067-011-05.*

Requesting two variances to allow the site to be developed.

1. A variance from the required dryland access if any portion of either the habitable building or vehicular access route is within the floodplain per Section 9-102(d) of the Charlotte Floodplain Ordinance.
2. A variance to allow the 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.

**CASE NO. 2019-068**

*Mecklenburg County (Represented by Collin Brown) for property located at 1658 Sterling Road, Tax Parcel Number 151-041-01.*

Requesting two variances to allow for a new building and related site improvements for the Nature Museum.

1. A variance from the required Class-C buffer.
2. A variance to allow the primary vehicular access to not be provided by a collector, minor or major thoroughfare.

**CASE NO. 2019-069**

*Venus M. Bobis for property located at 2011 Lake Drive, Tax Parcel Number 031-472-27.*

Requesting the following variances to allow reconstruction due to flood damage, and an addition to the single family home on the property:

1. Variance of 40 feet from the 100 foot Lake Wylie Watershed Overlay buffer.
2. Variance of 27 feet into the 35 foot rear yard.

**CASE NO. 2019-070**

*Santos Beltran for property located at 1607 Dodge Avenue, Tax Parcel Number 115-016-25.*

Requesting an 8 foot variance from the required 15 foot setback for an existing detached accessory structure that exceeds the height of the primary structure.

## AGENDA

### **CASE NO. 2019-065**

***John Ross Unger for property located at 7601 Edgeworth Court, Tax Parcel Number 049-211-45.***

Requesting two variances to allow the construction of a three car garage and workshop.

1. A 15 foot reduction from the required 45 foot rear yard.
2. A 6 foot reduction from the 6 foot side yard requirement.

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