



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

CONTINUATION AGENDA

CASE NO. 2019-067 (Appeal) - Continued from October (Special) Hearing
BVH Land, LLC, Ballantyne Village Hotels, LLC and ASVRF SP Ballantyne Village LLC (Represented by Terpening Law PLLC) for property located at 14825 Ballantyne Village Way, Tax Parcel Number 223-541-03.

Appealing the Zoning Administrators interpretation that the Ballantyne Village shopping center complies with the number of loading spaces required by the Zoning ordinance.

CASE NO. 2019-062 - Continued from September Hearing
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.

RECOMMENDATION AGENDA

CASE NO. 2019-075
Samuel & Peggy Hall for property located at 10200 Rozzelles Ferry Road, Tax Parcel Number 023-271-26.

Requesting two variances to allow the construction of an auto service station:

1. A 10 foot variance from the required 20 foot setback from Mt. Holly-Huntersville Road.
2. A 6.06% variance from the maximum built upon area allowance of 50% of the property area.

AGENDA

CASE NO. 2019-074
Keaton Properties 4 LLC (Represented by Jordan Keaton) for property located at 12628 Withers Cove Road, Tax Parcel Number 199-381-21.

Requesting a variance to allow an existing structure proposed to be used for an Accessory Dwelling Unit (ADU) to remain in the established side yard.

CASE NO. 2019-077
The Charlotte-Mecklenburg Hospital Authority (Represented by John Carmichael) for property located at 1540 Garden Terrace/ 1130 Blythe Boulevard/ 1730 Lombardy Circle, Tax Parcel Number 153-011-24/153-023-28/153-023-27.

Requesting a variance to allow two new critical facilities, a rehabilitation hospital, and an acute care

hospital to be constructed in the 500-year (0.2%) flood fringe area.

CASE NO. 2019-078

Doug Ehmann (Represented by Allen L. Brooks) for property located at 2224 Sarah Marks Avenue, Tax Parcel Number 121-123-08.

Requesting two variances for an accessory structure, and construction on the existing home including addition of a second story onto the rear of the home, and construction of a rear addition on the home.

1. A 26 foot variance from the 35 foot rear yard.
2. A 10 variance from the required 10 foot street side yard.

CASE NO. 2019-060 - Appeal

Long Cove Investment Group, LLC (Represented by 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.
