



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

### CONTINUATION AGENDA

#### CONTINUED

**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.

#### GRANTED

**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

#### GRANTED

**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

#### GRANTED

**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.

**GRANTED**

**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.

**GRANTED**

**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.

**CONTINUED**

**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**

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**THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA.**

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*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.*

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