



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
CONFERENCE ROOM 280, 2<sup>ND</sup> FLOOR  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, JANUARY 28, 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. 2019-083**

*Justin and Elizabeth Sipes (Represented by Ray Sheedy) for property located at 3630 Kelway Avenue, Tax Parcel Number 179-044-29.*

Requesting a 15 foot variance from the 45 foot rear yard to allow a renovation and addition to the existing home.

### RECOMMENDATION AGENDA

**CASE NO. 2020-002**

*Edward and Janet McCluskey for property located at 1727 Lake Drive, Tax Parcel Number 031-472-13.*

Requesting a 30 foot variance from the required Catawba River/Lake Wylie Watershed Critical Area 100 foot buffer to allow the construction of a single family dwelling.

**CASE NO. 2020-005**

*Charles W. Tull, LLC and R. Read Tull, LLC (Represented by Collin Brown and Sarah Beason on behalf of Primax Properties, LLC) for property located at 4045 Connection Point Boulevard, Tax Parcel Number 163-032-51.*

Requesting two variances to allow the development of the project proposed.

1. A 10 foot variance from the required 20 foot setback along the East Independence Blvd. frontage.
2. A 12 foot variance from the required 20 foot setback along the Connection Point Blvd. frontage.

**CASE NO. 2020-007**

*Jameel Miller for property located at 6506 Mint Street, Tax Parcel Number 035-052-08.*

Requesting a variance to allow an accessory structure to located in the established setback.

**CASE NO. 2020-003**

*Hamilton Street Properties LLC (Represented by Adams Outdoor Advertising) for property located on Hamilton Street, Tax Parcel Number 078-425-02.*

Requesting four variances to allow a billboard to this parcel.

1. A 20 foot variance from the 20 foot setback.
2. A 10 foot variance from the 10 foot rear yard.
3. A 292 square foot variance from the 380 square foot maximum sign face area.
4. A 107 foot variance from the 400 foot spacing requirement between outdoor advertising signs and residential zoning districts.

**AGENDA**

**CASE NO. 2020-006**

*Ryan and Susan Golden for property located at 1501 Waverly Avenue, Tax Parcel Number 123-126-01.*

Requesting a 7 foot variance to allow a detached fire place to encroach into the 10 foot street side yard.

**CASE NO. 2020-010**

*Jonathan David Filz for property located at 2338 East 7<sup>th</sup> Street, Tax Parcel Number 127-133-13.*

Requesting a 3 foot variance from the required 3 foot accessory side yard to allow a two car garage at the rear of the property.

**APPEAL**

**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.

**APPROVAL OF MINUTES**

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

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