



**CHARLOTTE**  
CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
REMOTE MEETING  
GOVERNMENT CENTER – 600 EAST FOURTH STREET – ROOM 280  
TUESDAY, NOVEMBER 30, 2021 – 9:00 A.M.

**RECOMMENDATION AGENDA**

**CASE NO. 2020-122**

**Phillip and Ellen Blalock for property located at 526 Marsh Road, tax parcel 147-064-32.**

Requesting two variances for compliance of an accessory dwelling unit:

1. Requesting a 10 foot variance from the required 15 foot rear yard.
2. Requesting a 70 square foot variance from the maximum 800 heated square foot allowance.

**CASE NO. 2021-107**

**2310 Kennesaw Land Trust (Represented by David Murray, The Odom Firm, PLLC) for property located at 2310 Kennesaw Drive, tax parcel 077-047-03.**

Requesting three variances to construct a single family dwelling on a nonconforming vacant lot:

1. 10 foot variance from the required 20 foot setback.
2. 5 foot variance from the required 10 foot street side yard.
3. 10 foot variance from the required 35 foot rear yard.

**CASE NO. 2021-108**

**4406 Eddleman Road Land Trust & 4410 Eddleman Road Land Trust (Represented by David Murray, The Odom Firm, PLLC) for properties located at 4406 & 4410 Eddleman Road, tax parcels 063-041-09 & 063-04110.**

Requesting a two variances to construct a residential structure:

1. 10 foot variance from the required 20 foot setback.
2. 10 foot variance from the required 20 foot rear yard.

**CASE NO. 2021-109**

**Howard and Sara Oppenheim (Represented by Steve Engelhardt) for property located at 5337 Providence Road, tax parcel 187-161-05.**

Requesting a 5 foot variance from required 20 foot side yard to allow the conversion of a single family property to a small religious institution.

**AGENDA**

**CASE NO. 2021-096**

**CLT Equities LLC (Represented by Colin McGrath, Esq., Poyner Spruill LLP) for property located at 1601 Gambia Street, tax parcel 057-043-10.**

Requesting a 10 foot variance from the required 50 foot lot width to permit the construction of a single family dwelling.

**CASE NO. 2021-101**

**Pods for Property Solutions NC1,LLC (Represented by Dan Podrasky) for property located at 2716 Baltimore Avenue, tax parcel 145-013-13.**

Requesting an 800 square foot variance from the 6,500 square foot minimum lot area for a duplex dwelling to construct a duplex.

**APPROVAL OF MINUTES**

**October Regular Meeting Minutes**

**OTHER BUSINESS**

**Discussion of Special ZBA Meeting Date for HDC Appeals**

**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 [terry.edwards@charlottenc.gov](mailto:terry.edwards@charlottenc.gov) at least 72 hours prior to the meeting.*