



CHARLOTTE

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

RECOMMENDATION AGENDA

GRANTED

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.

GRANTED

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.

GRANTED

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.

GRANTED

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

GRANTED

CASE NO. 2021-096

CLT Equities LLC c/o 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.

CONTINUED

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

APPROVED

October Regular Meeting Minutes

OTHER BUSINESS

Board Voted to hear 1 Historic District Appeal at the January Meeting and 1 Historic District Appeal at the February Meeting.

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 at least 72 hours prior to the meeting.
