



**CHARLOTTE**  
CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
REMOTE MEETING  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, OCTOBER 26, 2021 – 9:00 A.M.

**RECOMMENDATION AGENDA**

**GRANTED**

**CASE NO. 2021-098**

**William and Emily Costigan (Represented by Carolina Craftsman Builders Ryan Meeuwsan) for property located at 2537 Bay Street, tax parcel 127-076-11.**

Requesting a 9.5 foot variance from the required 20 foot setback for a garage.

**GRANTED**

**CASE NO. 2021-099**

**Jonathan Hamlin for property located at 339 Wendover Hill Court, tax parcel 157-073-26.**

Requesting a 23 foot variance from required 30 foot setback to construct a pool and cabana.

**GRANTED**

**CASE NO. 2021-102**

**James and Betty Hunter (Represented by David W. Murray, The Odom Firm, PLLC) for property located at 935 Romany Road, tax parcel 123-096-11.**

Requesting a 4 foot variance from the required 40 foot rear yard for compliance of an existing home.

**GRANTED**

**CASE NO. 2021-104**

**Carrie Coulson for property located at 401 W. Park Avenue, tax parcel 119-085-13.**

Requesting a 4 foot and 3 inch variance from the required 5 foot side yard.

**AGENDA**

**CONTINUED**

**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.

**GRANTED**

**CASE NO. 2021-097**

**Jiris Toney for property located at 220 Shenandoah Circle, tax parcel 107-291-17.**

Requesting two variances to construct a single family home:

1. A 15 foot variance from the required 30 foot setback.
2. A 25 foot variance from the required 45 foot rear yard.

**GRANTED**

**CASE NO. 2021-100**

**4DIMENSIONAL LLC (Represented by Vincent J DiProspero Jr.) for property located at 3428 Brookshire Boulevard, tax parcel 069-137-06.**

Requesting a variance from the 175 foot proposed right-of-way and transitional setback required for lots abutting a freeway to develop a vacant lot.

**APPEAL**

**UPHELD**

**CASE NO. 2021-078**

**Joseph K. Gatewood for property located at 1700 Industrial Center Circle, tax parcel 097-223-05.**

Appeal of the Zoning Administrator's interpretation that the subject property has common law vested rights from previous governmental approvals.

**APPROVAL OF MINUTES**

**APPROVED**

**August Regular Meeting Minutes**

**APPROVED**

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

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