



## CHARLOTTE

CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING  
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET  
TUESDAY, APRIL 26, 2022 – 9:00 A.M.

### RECOMMENDATION AGENDA

**CASE NO. 2022-024**

**Juliana Comeau (Represented by Thomas Miller of The Building Agency) for property located at 2300 Shenandoah Avenue, tax parcel 127-067-01.**

Requesting a 9 foot variance from the required 20 foot garage setback to allow a newly constructed garage to remain.

**CASE NO. 2022-029**

**36<sup>th</sup> Street Charlotte Apartments I, LLC (Represented by Colin Brown of Alexander Ricks PLLC) for property located at 315 E 36<sup>th</sup> Street, tax parcel 091-112-29.**

Requesting a 75 foot variance from the 200 foot distance requirement to a single-family residential zoning district to permit building height to exceed 65 feet.

**CASE NO. 2022-033**

**1514 North Tryon St, LLC (Represented by Jake Potter of Durban Development) for property located at 1514 N Tryon Street, tax parcel 083-011-20.**

Requesting a variance to permit parking and maneuvering in the required 20 foot transitional setback.

**CASE NO. 2022-035**

**Eric Sprouse (Represented by David W. Murray of Murray Law Firm PLLC) for property located at W. Tremont Avenue, tax parcel 119-045-11.**

Requesting two variances to permit the construction of a garage:

1. A 50 foot variance from the 175 foot proposed Right-of-Way for a Freeway.
2. A 3 foot variance from the 20 foot setback.

### REGULAR AGENDA

**CASE NO. 2022-030**

**Charles and Kaitlin Colston (Represented by David W. Murray of Murray Law Firm PLLC) for property located at 709 E. 25<sup>th</sup> Street, tax parcel 083-059-06.**

Requesting a 1.5 foot variance from the required 5 foot side yard for compliance of an existing home.

## HISTORIC DISTRICT APPEAL

### **CASE NO. 2019-061**

**Robert Edward Lesnick for property located at 1101 Myrtle Avenue, tax parcel 123-051-79.**  
Appealing the Historic District Commission's Certificate of Appropriateness approval citing the following were applied in error:

- A. Charlotte Historic District Commission Rules of Procedure: Submission Requirements 7.3
- B. Charlotte Historic District Guideline: Part 6: For Height and Width Guideline 2
- C. Charlotte Historic District Guidelines: Part 6: For Foundations Guideline 1
- D. Charlotte Historic District Guidelines: Part 8: For Landscaping and Yards Guideline 7
- E. Charlotte Historic District Guidelines: Part 8: For Trees Guidelines 1 & 4

## APPROVAL OF MINUTES

### **March Regular Meeting Minutes**

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**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.*

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