



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

**RECOMMENDATION AGENDA**

**CASE NO. 2022-052**

**JCAN Properties, LLC (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 2401 Pinckney Avenue, tax parcel 083-057-01.**

Requesting a 7 foot street side yard from the required 10 foot street side yard (3 foot reduction) to allow an existing house to remain.

**AGENDA**

**CASE NO. 2022-048**

**Barringer Homes, LLC (Represented by Chris Faulk of Metrolina Land Surveying, Inc.) for property located at 4952 Charmapeg Avenue, tax parcel 163-083-17.**

Requesting a 20 foot rear yard from the required 45 foot rear yard (25 foot reduction) for the construction of a single family house.

**CASE NO. 2022-055 (17030 Lancaster Highway)**

**All Saints Lutheran Church (Represented by Rob Koch) for property located at 17030 Lancaster Highway, tax parcel 223-041-01.**

Requesting two variances to allow construction of accessory structures:

1. 18 foot Class C Buffer from the required 26.5 Class C Buffer (8.5 foot reduction)
2. 18 foot side yard from the required 20 foot side yard (2 foot reduction)

**APPEAL**

**CASE NO. 2022-051 (13227 Woody Point Appeal)**

**Thomas Lucian Selzer II, Amanda Marie Simmons Selzer, and Toby Bryan Porter (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 13227 Woody Point Road, tax parcel 199-085-33 owned by Steele Creek Volunteer Fire Department and Rescue Services, Inc.**

Appealing the Zoning Administrator's determination that a volunteer fire station is a permitted use on the subject property based upon the site meeting the prescribed conditions that the use will be located on a lot that fronts a collector street and that primary vehicular access to the use will not be provided by way of a residential local street.

The applicants cite the following Code Sections:

- A. 9.203(9)(c): Government Buildings up to 12,500 square feet
- B. 2.201: Street, Local (Class VI)
- C. 2.201: Street Collector (Class V)

## **APPROVAL OF MINUTES**

May Meeting Minutes  
June 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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