



**CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING  
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET  
TUESDAY, NOVEMBER 29, 2022 – 9:00 A.M.**

**RECOMMENDATION AGENDA**

**CASE NO. 2022-068**

**David Freese for property located at 12218 Haymarket Road, tax parcel 023-151-13.**

Requesting a 50 foot variance from required 100 foot Watershed Buffer to construct a single family home.

**CASE NO. 2022-069**

**PBRM-Overlook Two, LLC (Represented by Collin Brown of Alexander Ricks, PLLC) for property 600 Seigle Avenue, tax parcel 080-151-42.**

Requesting two variances for the proposed development on the property:

1. A 145 foot variance from the 200 foot distance requirement to residential uses or vacant land in a single-family residential zoning district to achieve the maximum height allowance in the TOD-NC zoning district.
2. A variance from the required buffer yard in the setback zone on three parcels abutting vacant land in a single-family residential zoning district.

**CASE NO. 2022-074**

**Timothy Roche for property located at 7015 Foxglove Drive, tax parcel 211-311-71.**

Requesting a 14 foot variance from the required 40 foot setback for compliance of an existing home.

**CASE NO. 2022-076**

**Mecklenburg County Parks and Recreation (Represented by Brian Conroy R.A., Citizen Design) for property located at 220 W. 30<sup>th</sup> Street, tax parcel 085-014-25.**

Requesting a variance to eliminate the requirements for a 100 foot separation and Class C buffer for outdoor recreation abutting a residential lot to update an existing nonconforming park.

**APPEALS**

**CASE NO. 2022-051**

**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)

**CASE NO. 2022-072**

**Karen and Neil Gwartzman for property located at 14830 Resolves Lane, tax parcel 223-103-56.**

Appealing a notice of violation stating that a fence cannot exceed 6 feet in height within a required side yard. The applicant states that the structure is not in violation because it is a trellis to support growing plants and is not a fence.

**APPROVAL OF MINUTES**

October Meeting Minutes

**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.*