



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET
TUESDAY, OCTOBER 25, 2022 – 9:00 A.M.

RECOMMENDED AGENDA

CASE NO. 2022-065

Kerin and Bill Hughes for property located at 1512 Thomas Avenue, tax parcel 081-187-22.
Requesting a 13 foot variance from the 35 foot rear yard requirement to allow renovations to existing primary structure.

CASE NO. 2022-067

Vista Development & Construction Group, LLC (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 700 Manhasset Road, tax parcel 149-161-16.
Requesting a 5 foot variance from the 30 foot front setback requirement to allow an existing primary structure to remain.

APPEAL

CASE NO. 2021-043

Mell F. Summerville Jr. (Represented by David W. Murray of Murray Law Firm, PLLC) for properties located 5124, 5210, 5224, 5300 Heavy Equipment School Road, tax parcels 053-122-04, 053-122-05, 053-122-06, 053-122-07.

Appealing the Zoning Administrator's determination that the current 'Dirt Solutions' facility on the subject property is not a permitted use in the I-1 (light industrial) zoning district, and that the use would require an I-2 (general industrial) zoning designation and be subject to the prescribed conditions for a junkyard use.

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)

APPROVAL OF MINUTES

September 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 at least 72 hours prior to the meeting.
