



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

GRANTED

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.

GRANTED

CASE NO. 2022-029

36th Street Charlotte Apartments I, LLC (Represented by Collin Brown of Alexander Ricks PLLC) for property located at 315 E 36th 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.

GRANTED

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.

GRANTED

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

GRANTED

CASE NO. 2022-030

Kate Siegel, Jordan Minutola, and David Siegel (Represented by David W. Murray of Murray Law Firm PLLC) for property located at 709 E. 25th 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

CONTINUED

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

APPROVED

March Regular 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.
