



## CHARLOTTE

CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT  
REMOTE MEETING  
GOVERNMENT CENTER – 600 EAST FOURTH STREET  
TUESDAY, FEBRUARY 22, 2022 – 9:00 A.M.

### RECOMMENDATION AGENDA

#### GRANTED

##### CASE NO. 2021-114

**Josh Yost and Sarah Martin for property located at 16515 Capps Road, tax parcel 217-021-07.**

Requesting a variance to allow an existing accessory structure to remain in the established setback.

#### GRANTED

##### CASE NO. 2022-002

**George L. Milam for property located at 1327 Riverside Drive, tax parcel 031-161-12.**

Requesting two variances to construct a single family home:

1. A 50 foot variance from the 100 foot watershed buffer.
2. A 5' variance from the required 20 foot setback.

#### GRANTED

##### CASE NO. 2022-005

**C.W. Williams Community Health Care Center, Inc. (Represented by Andre L. Lennon P.E. Civil and Environmental Consultants Inc.) for property located at 3333 Wilkinson Boulevard, tax parcel 117-052-08.**

Requesting two variances to redevelop the medical center on the property:

1. Eliminate the 20 foot transitional setback.
2. A 20 space reduction of required off-street parking.

#### GRANTED

##### CASE NO. 2022-008

**MBH Construction LLC (Represented by Michael Hopkins) for property located at 611 W Park Avenue, tax parcel 119-096-09.**

Requesting two variances to allow the reconstruction of a single family home:

1. A 27.5 foot variance from the required 35 foot rear yard.
2. A 15.3 foot variance from the required 20 foot setback.

**GRANTED**

**CASE NO. 2022-010**

**Christopher and Shannon Cady (Represented by Susanna Todd and Catherine Barr of Johnston, Allison & Hord, PA) for property located at 8361 & 8359 Providence Road, tax parcel 227-081-27.**

Requesting a variance to allow the construction of an accessory structure in the established setback.

**GRANTED**

**CASE NO. 2022-014**

**Greater St James Church of God (Represented by Alex Sithong, StudioOne9 Architecture) for property located at 938 Justice Avenue, tax parcel 077-199-03.**

Requesting a variance to allow a residential local street to provide frontage and primary vehicular access to a small religious institution to allow the construction of a new sanctuary.

**GRANTED**

**CASE NO. 2022-015**

**Deborah Jo DeVore for property located at 3707 Muscadine Lane, tax parcel 023-271-14.**

Requesting a 15 foot variance from the required 30 foot setback to allow a primary structure.

## **REGULAR AGENDA**

**GRANTED**

**CASE NO. 2022-006**

**Bradley and Hailey Freeze for property located at 4234 Prosperity Church Road, tax parcel 029-351-04.**

Requesting three variances to construct a new home in the rear of the property, maintain the existing garage, and maintain and utilize the existing home as an accessory dwelling unit:

1. An access variance from the required 15 foot exclusive easement.
2. A variance to allow an existing accessory structure in the established setback.
3. A variance to allow an accessory dwelling unit in the established setback and not within the rear yard.

## **APPROVAL OF MINUTES**

**APPROVED**

**December Regular Meeting Minutes**

**APPROVED**

**January 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](mailto:terry.edwards@charlottenc.gov) at least 72 hours prior to the meeting.*