



**CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING  
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET  
TUESDAY, JUNE 28, 2022 – 9:00 A.M.**

**RECOMMENDATION AGENDA**

**GRANTED**

**CASE NO. 2022-047**

**Nathan and Deborah Walsh (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 2249 Club Road, tax parcel 095-055-18.**

Requesting a variance from the 25% encroachment allowance to allow a deck to encroach up to 45% into the required rear yard and be 80% of the width of the home.

**GRANTED**

**CASE NO. 2022-049**

**Babak Emadi-Paramkouhi for property located at 606 E.18<sup>th</sup> Street, tax parcel 081-103-01.**

Requesting 3 variances to construct a home on a nonconforming vacant lot:

1. A 5 foot variance from the required 20 foot setback (to permit a 15 ft setback).
2. A 10 foot variance from the required 20 foot rear yard (to permit a 10 foot rear yard).
3. A variance from the required parking spaces for a detached dwelling unit.

**AGENDA**

**DENIED**

**CASE NO. 2021-120**

**Adrian Bernard Potts, (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 1321 Hateras Avenue, tax parcel 075-06-501.**

Requesting five variances to permit the subsequent recombination of a parcel into two lots, allowing the two existing principal structures to be located on their own lot:

Proposed Lot 11:

1. A 1,700 sf variance from the required 6,000 sf lot area (to permit a 4,300 sf lot area).
2. A 28 foot variance from the 35 foot rear yard (to permit a 7 foot rear yard).

Proposed Lot 12:

3. A 2,900 sf variance from the required 6,000 sf lot area (to permit a 3,100 sf lot area).
4. A 9 foot variance from the required 20 foot setback (to permit an 11 foot setback).
5. A 25.3 foot variance from the required 35 foot rear yard (to permit a 9.7 foot rear yard).

**DENIED**

**CASE NO. 2022-028**

**Randy Adams (Represented by Bob Hager Benton Outdoor Living) for property located at 2629 Mt Isle Harbor, tax parcel 031-231-23.**

Requesting a variance to encroach into the 100 foot Mountain Island Lake Watershed Buffer for a patio extension, stairs with landing, new patio with outdoor kitchen, and a hot tub pad.

**DENIED**

**CASE NO. 2022-046**

**Maura Leahy-Tucker (Represented by Keith Wesolowski of Ram Construction Inc.) for property located at 2336 Springdale Avenue, tax parcel 121-106-12.**

Requesting a variance from the maximum 35% building coverage allowance for a property to permit 40% building coverage.

**APPEAL**

**UPHELD**

**CASE NO. 2022-036**

**Quinten Gulledge for property located at 3116 Sunset Road, tax parcel 037-052-17.**

Appealing a Notice of Violation for a commercial kennel on a residential property.

**THE BOARD RESERVES THE RIGHT TO DEVIATE FROM THE AGENDA.**

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*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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