



**CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET
TUESDAY, JANUARY 31, 2023 – 9:00 A.M.**

RECOMMENDATION AGENDA

CASE NO. 2023-001

Victor and Rebecca Mitchener for property located at 844 Hempstead Place, tax parcel 155-132-03.
Requesting a 10 foot variance from the required 45 foot rear yard to permit the renovation and expansion of a nonconforming home within the required rear yard.

AGENDA

CASE NO. 2023-002

HLJ Multi, LLC Trust (Represented by Collin Brown and Sarah Beason of Alexander Ricks PLLC) for property located at 335 E. Peterson Drive, tax parcel 149-032-11.
Requesting a variance to allow access from a TOD frontage located across from single-family residential zoning districts.

CASE NO. 2023-003

Eric Ridenour (Represented by Susanne Todd & Charlie Middlebrooks of Johnston, Allison & Hord PA) for property located at 6222 Louis Patrick Lane, tax parcel 185-042-48.
Requesting a variance to permit a pool within the established setback and 7.3 feet into the 360 foot required setback.

CASE NO. 2023-004

Deno and Christie Grumbos (Represented by Susanne Todd & Charlie Middlebrooks of Johnston, Allison & Hord PA) for property located at 6214 Louis Patrick Lane, tax parcel 185-042-50.
Requesting a variance to permit a pool within the established setback and 4.1 feet into the 473 foot required setback.

CASE NO. 2023-005

Design Center Phase II & Worthington Manager, LLC c/o Jeff Kurtz (Represented by Scott Tyler & Keith MacVean, Moore & Van Allen, PLLC) for tax parcels 121-014-09, 121-014-10, 121-014-11.
Requesting a 5 foot variance from the required 20.5 foot future curb line from center line of Hawkins Street for a new multi-family development.

CASE NO. 2023-006

Benjamin and Sarah Lunka (Represented by Audry Barber) for property located at 2119 Princeton Avenue, tax parcel 151-074-15.

Requesting three variances to construct a detached underground parking structure in front of a home:

1. A variance to permit an accessory structure within the established setback and 20.6 feet into the required 40 foot front setback.
2. A 10.6 foot variance from the required 30 foot garage setback.
3. A 3 foot variance from the maximum 5 foot wall height for a retaining wall located within the required setback.

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)

APPROVAL OF MINUTES

**December Meeting Minutes
Officer Elections**

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.
