



CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE BOARD OF ADJUSTMENT MEETING  
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET  
TUESDAY, SEPTEMBER 26, 2023 – 9:00 A.M.

## RECOMMENDATION AGENDA

### **CASE NO. 2023-039**

**Adams Outdoor Advertising (Represented by John Beiler) for property located at 120 Charlottetown Avenue, tax parcel 125-109-98.**

Requesting a **Zoning Ordinance** 1,110 foot variance from the required 150 foot separation from a Class 1 road to allow the conversion of a nonconforming static outdoor advertising sign to an electronic changeable face outdoor advertising sign.

### **CASE NO. 2023-053**

**United States Finance Co. Inc. for property located at 7600 Harrisburg Road, tax parcel 111-143-07.**

Requesting a **UDO** 13.5 foot variance from the 27 foot front setback along Misenheimer Road to construct a dwelling unit.

### **CASE NO. 2023-066**

**Jessamy Huckel for property located at 3620 Craig Avenue, tax parcel 157-145-57.**

Requesting a **UDO** 15 foot variance from the 35 foot rear setback to allow an addition on a non-conforming dwelling.

### **CASE NO. 2023-068**

**SFR XII NM Charlotte Owner 1 L for property located at 8210 Willowlake Court, tax parcel 109-281-03.**

Requesting a **UDO** 5 foot variance from the 40 foot rear setback to bring an existing addition into compliance.

## AGENDA

### **CASE NO. 2022-077**

**DRW Ventures LLC (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 1108 Fairmont Street, tax parcel 075-071-32.**

Requesting a **UDO** 14 foot variance from the 20 foot garage setback from the back of sidewalk for compliance of a garage on a duplex dwelling unit.

## **APPEAL**

### **CASE NO. 2023-065**

**Radcliff Property Group LLC (Represented by Moore & VanAllen) for property located at 3107 Cosby Place, tax parcel 095-114-22.**

Appealing a staff comment on a sketch plan, reviewed under UDO regulations, that the maximum sidewall height permitted is 20 feet. The applicant instead asserts that in Article 4.3.D.1, the 20 foot maximum sidewall height for duplex and triplex dwellings only applies at the required minimum side setback and not if the dwelling is shifted further from the required minimum side setback when the structure remains within the building height setback plane and below the maximum height for the zoning district.

### **APPROVAL OF MINUTES**

#### **August Minutes**

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#### **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 [lisa.mccarter@charlottenc.gov](mailto:lisa.mccarter@charlottenc.gov) at least 72 hours prior to the meeting.*

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