



CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENT MEETING
GOVERNMENT CENTER – ROOM 280 – 600 EAST FOURTH STREET
TUESDAY, FEBRUARY 28, 2023 – 9:00 A.M.

RECOMMENDATION AGENDA

GRANTED

CASE NO. 2023-012

MRC Realty Investors, LLC (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 2710 Briarcliff Place, tax parcel 175-023-12.

Requesting a 12 foot variance from the required 45 foot rear yard to allow the expansion of a nonconforming structure in the established rear yard.

AGENDA

CONTINUED

CASE NO. 2022-077

Hallmark Building Corporation (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 1108 Fairmont Street, tax parcel 075-071-32.

Requesting three variances for compliance of a duplex dwelling:

1. A 9.8 foot variance from the required 20 foot setback for a duplex dwelling.
2. A 1 foot variance from the minimum 20 foot length for driveways and parking pads.
3. A 13.7 foot variance from the minimum 20 foot setback from back of sidewalk for a driveway and garage.

GRANTED

CASE NO. 2023-008

Omar Nunez for property located 5553 Elsinore Place tax parcel 109-084-11.

Requesting a 4 foot variance from the required 6 foot side yard for an Accessory Dwelling Unit.

CONTINUED

CASE NO. 2023-011

Carmel Hills, Inc. (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 2801 Carmel Road & 6024 Colony Road, tax parcel 211-632-98 & 211-361-18.

Requesting five variances to allow nonconforming structures, driveways and required site improvements to encroach into a required 50 foot Class C buffer to permit a rezoning and expansion of a facility:

1. A 24 foot variance from the 37.5 foot buffer with a fence for an existing building.
2. A 24 foot variance from the 37.5 foot buffer with a fence for existing parking and fire lane.
3. A 40 foot variance from the required Class C buffer for a new access to Colony Road.
4. A 11.5 foot variance from the 37.5 foot buffer for an existing internal drive.
5. A 18 foot variance from the required 50 foot buffer for existing utility transformers/pedestals.

APPROVAL OF MINUTES

APPROVED

January 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.
