



CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE BOARD OF ADJUSTMENT MEETING  
GOVERNMENT CENTER – ROOM 267 – 600 EAST FOURTH STREET  
TUESDAY, JULY 25, 2023 – 9:00 A.M.

CONTINUED FROM JUNE

**DENIED**

**CASE NO. 2023-043**

Dew Green LCID, LLC & Sanders Partnership, LLC (Represented by David W. Murray, Murray Law Firm, PLLC) for property located at 7040 Pleasant Grove Road & Kelly Road, tax parcels 033-094-01, 033-093-05, 033-093-04, 033-093-03, 033-093-02, 033-093-01.

Requesting a **Zoning Ordinance** variance to allow vehicle access on a residential Collector Street for a Land Clearing and Inert Debris landfill.

RECOMMENDATION AGENDA

**GRANTED**

**CASE NO. 2023-034**

David Johnson for property located at 6116 Glen Teague Road, tax parcel 023-241-21.

Requesting two **Zoning Ordinance** variances for the construction of a new single family residence:

1. A variance from requirement that every lot must abut a street.
2. A 69.8 foot variance from the required 100 foot watershed buffer.

**GRANTED**

**CASE NO. 2023-038**

John Kendall for property located at 336 Tranquil Avenue, tax parcel 175-171-06.

Requesting a **UDO** 3.5 foot variance from the required 5 foot side setback for an existing Accessory Dwelling Unit.

**GRANTED**

**CASE NO. 2023-047**

Cynthia Weber and Brian Lauer for property located at 16202 Marvin Road tax parcel 223-531-08.

Requesting a **Zoning Ordinance** 36 foot variance from required 100 foot lot line separation to reconstruct an existing barn.

**GRANTED**

**CASE NO. 2023-052**

Chris Drye for property located at 18000 Barksdale Lane, tax parcel 217-181-05.

Requesting two **UDO** variances to construct a new single family residence:

1. A 15 foot variance from required 30 foot front setback.
2. A 15 foot variance from the 50 foot watershed overlay buffer.

## AGENDA

### GRANTED

#### CASE NO. 2023-050

**Brown Group Investments, LLC (Represented by David W. Murray of Murray Law Firm, PLLC ) for property located at 7701 Tuckaseegee Road, tax parcel 055-511-16.**

Requesting a Zoning Ordinance 242 foot variance from required 400 foot spacing for electrical billboard to a residential district.

### CONTINUED UNTIL AUGUST

#### CASE NO. 2022-077

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

Requesting three Zoning Ordinance 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.

## APPEALS

### CONTINUED UNTIL OCTOBER

#### 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 Zoning Ordinance 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

### APPROVED

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

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