



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, March 26, 2023 – 9:00 a.m.

APPROVAL OF MINUTES

Approved
September 26, 2023 Minutes
February 27, 2024 Minutes

RECOMMENDATION ITEMS

Approved
VAR 2024-00008
Charlotte Mecklenburg Schools (Represented by Dennis LaCaria) for property located at 300 Greenwich Rd, tax parcel 15717232 owned by Charlotte Mecklenburg Board of Education.
Variance request to allow primary vehicular access to remain and be via a local street.

Approved
VAR 2024-00009
Charlotte Mecklenburg Schools (Represented by Dennis LaCaria) for property located at 3701 Haven Dr., tax parcel 17518226 owned by Charlotte Mecklenburg Board of Education.
Variance request to allow primary vehicular access to remain and be via a local street.

Approved
VAR 2024-00011
Charlotte Mecklenburg Schools (Represented by Dennis LaCaria) for property located at 707 E. Brooklyn Village Ave., tax parcel 12507126 owned by Charlotte Mecklenburg Board of Education.
Variance request to increase the parking maximum to 8 spaces per classroom from 3 spaces per classroom.

VARIANCES

Approved with conditions
VAR 2024-00004
RRSeaboard Realty LLC (Represented by David W. Murray of Murray Law Firm, PLLC) for property located at 715 NC Music Factory BV, tax parcel 07823201 owned by RRSeaboard Realty LLC.
Four variance requests to reduce the required 1000' spacing requirement from Neighborhood 1 and Neighborhood 2 Place Types and specified uses to allow an adult use:
1. A 627' reduction from Neighborhood 2 Place Type to allow approximately 373' spacing.

2. A 523' reduction from Neighborhood 1 Place Type to allow approximately 477' spacing.
3. A 574' reduction from religious institution/educational facility/adult daycare/rehab use to allow approximately 426' spacing.
4. A 84' reduction from a public parking to allow approximately 916' spacing.

Approved with conditions

VAR 2024-00010

David Weisbeck (Represented by David W. Murray of Murray Law Firm, PLLC) for properties located at 440 and 444 Hunter Lane, tax parcels 18507139 and 18507135 owned by David Weisbeck and Linda Sartin.

Variance requests to not require the parcels to abut a street.

Approved

VAR 2024-00012

Urban Atlantic Development LLC (Represented by Merrick Parrott & Remington Jackson of Parker Poe) for property located at 608 E. 15th St, tax parcels 08109319 and 08109302 owned by Hunter Auto & Wrecking Co. Inc.

Variance request to reduce the required landscape yard abutting N1 Place Type per Table 20-2 of the UDO.

APPEALS

Decision upheld

APL-2024-00002

Alyson Cooksey Jones, (Represented by Christopher Jones) for property located at 4026 Chevington Rd, tax parcel 18319815 owned by Aspen City Homes Chevington LLC.

Appealing the approval to remove Heritage Trees at 4026 Chevington Rd.

The applicants cite the following **Unified Development Ordinance** Sections:

- A. 20.14 B: Heritage Trees shall be protected to the greatest extent possible.
- B. 20.14 B.1.a: The tree and/or critical root zone are located within an area where a structure or improvement may be placed, imposing a documented and confirmed conflict.
- C. 20.14 B.1.b: Preservation of the tree would unreasonably restrict use of the property.
- D. 20.13 B.1;2;7;9;10;13: Intent of the tree protection standards is to avoid reduction of property values; retain visual/physical buffers; protect the native ecosystem; prevent erosion; preserve shade; and sustain tree canopy.

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 Board of Adjustment, (704) 336-3818 or crystal.roman@charlottenc.gov at least 72 hours prior to the meeting.
