



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, November 18, 2025 – 9:00 a.m.

RECOMMENDATION ITEMS

VAR-2025-00043

JMH REAL ESTATE LLC (represented by Ken Fleming of FirstLight Home and Care of Greater Charlotte) for property located at 219 GREENWICH RD, parcel 15717220 owned by JMH REAL ESTATE LLC.

- Variance from UDO Article 19.6.A.2.B Table 19-4 to allow surface parking, driveways, circulation and maneuvering areas within the required setback.

VAR-2025-00044

EPIC REALTY SOLUTIONS LLC (represented by Nicole Emina) located at 110 HONEYWOOD AV., parcel 06512514 owned by EPIC REALTY SOLUTIONS LLC.

- Variance from UDO Article 8.3.C., Table 8-2 Row A to reduce the frontage setback from 36' to 10' along Honeywood Ave..
- Variance from UDO Article 20.9 Table 20-2 to reduce the width of the required Class A landscape yard from 40 ft to 25 ft.

VAR-2025-00045

Gray AES, PSC (represented by Steven Wilson of Gray AES, PSC) for property located at 5101 WESTINGHOUSE BV, parcel 19953101A owned by SIEMENS ENERGY INC.

- Variance from UDO Article 8.3.D. Table 8-3 (Manufacturing and Logistics Zoning Districts Building Height Standards) to increase maximum building height to 115 ft from 80 ft, a 35 ft increase, for a proposed building.

VAR-2025-00046

MATTHEW WILLIAM MANNING (represented by David Murray of Murray Law Firm) for property located at 4941 VIRGINIAN LN, parcel 21148105 owned by MATTHEW WILLIAM MANNING.

- Variance from UDO Article 4 Table 4-2 Row B, to reduce the corner side setback from 13.5' to 7', a 6.5' reduction.
- Variance from UDO Article 17.2.E to reduce the required garage setback from 20' to 7', a 13' reduction.
- Variance from UDO Article 19.6.A.1.a.iii.C. to reduce the required driveway length from 20' to 7', a 13' reduction.
- Variance from UDO Article 19.6.A.1.a.iii.D. to reduce the required garage door setback from 20' to 7', a 13' reduction.

VARIANCES

No Items

APPEALS

No Items

OTHER AGENDA ITEMS

APPROVAL OF MINUTES

October 28th, 2025 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 Board of Adjustment, (704) 336-3818 or kamesha.lampley@charlottenc.gov at least 72 hours prior to the meeting.
