



City of Charlotte Unified Development Ordinance Board of Adjustment Meeting
Government Center – Room 280 – 600 East Fourth Street
Tuesday, April 28, 2026 – 9:00 a.m.

RECOMMENDATION ITEMS

VAR-2026-00008

MICHAEL J MALTARICH (represented by David Murray of Murray Law Firm, PLLC) for property located at 118 MCALWAY RD, parcel 15712235 owned by MICHAEL J MALTARICH and KATHRYN R JACKSON.

- Variance from Article 4.3, Table 4-2 for setbacks for N1-A zoning of the UDO to reduce the required rear setback of 40 ft to 23 ft, a 17 ft reduction.

VAR-2026-00014

Joel Iverson of Monday Night Brewing (represented by Jason Dolan of Timmons Group) for property located at 2217 S Tryon St, parcel 12104401 owned by FHN 2217 SOUTH TRYON LLC.

- Variance from Article 17.1.E.1 to allow an accessory structure to be permitted in the established front and corner side setback.

VARIANCES

VAR-2026-00007

NORTHWAY HOMES LLC (represented by David Murray of Murray Law Firm, PLLC) for property located at 2127 Gemway Dr, parcel 03706416 owned by NORTHWAY HOMES LLC.

- Variance from Article 4.3, Table 4-1 (row A) to reduce the minimum lot size from the required 10,000 sq ft to 6969 sq ft.
- Variance from Article 4.3, Table 4-1 (row C) to reduce the minimum lot width from 70' to 35'.

APPEALS

No items

OTHER AGENDA ITEMS

VAR-2025-00050 (Requested Deferral to May 26, 2026)

620 Queens Road Condominium Owners' Association, Inc (represented by Sarah Beason of Alexander Ricks PLLC) for property located at 620 QUEENS RD, parcel 12524C93 owned by CHIOTT LLC.

- Variance from UDO 19.6.A.1.a.iii.E to allow a parking pad within established front setback.

APL-2026-00003 (Requested Deferral to May 26, 2026)

David Murray for property located at 2424 Cedarvale Dr, parcel 05319305 owned by HK CEDARVALE LLC.

- Variance from Article 4.3, Table 4-2 for setbacks for N1-C zoning of the UDO to reduce the required rear setback of 30 ft to 15 ft, a 15 ft reduction.

VAR-2026-00012 (Withdrawn due to Zoning Administrator's Setback Determination)

Nicola Golder (represented by David Murray of Murray Law Firm, PLLC) for property located at 946 Sedgefield Rd, parcel 14707112 owned by Nicola Golder and Jonathan Winmill.

- Variance from Article 4.3, Table 4-2 for setbacks for N1-B zoning of the UDO to reduce the required rear setback of 35 ft to 9.5 ft, a 25.5 ft reduction.

APPROVAL OF MINUTES

March 31st, 2026 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.